ENVIRONMENTAL DESIGN LIBRARY

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY 1960 - 1966

SAN FRANCISCO DEPARTMENT OF CITY PLANNING · SEPTEMBER 1967

LIST OF TABLES

	TITLE	PAGE
1	SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960	2
2	NET CHANGE IN STRUCTURES AND UNITS BY STRUCTURE TYPE, 1960-1966	5
3	SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966	6
4	CONSTRUCTION 1960-1966, NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR.	8
5	CONSTRUCTION 1960-1966, NUMBER AND PERCENT OF STRUCTURES AND UNITS BY STRUCTURE TYPE	10
6	DEMOLITION 1960-1966, NUMBER AND PERCENT OF STRUCTURES BY YEAR	12
7	DEMOLITION 1960-1966, NUMBER AND PERCENT OF STRUCTURES AND UNITS BY STRUCTURE TYPE	14
8	SAN FRANCISCO DISTRICTS IN RANK ORDER OF NET CHANGE IN UNITS, 1960-1966	18
9	SAN FRANCISCO DISTRICTS IN RANK ORDER OF NET CHANGE IN UNITS BY STRUCTURE TYPE, 1960-1966	21
10	SAN FRANCISCO DISTRICTS BY RANK ORDER OF NUMBER AND PERCENT OF UNITS CONSTRUCTED 1960-1966	24
11	RANK ORDER OF DISTRICTS IN UNITS CONSTRUCTED BY STRUCTURE TYPE, 1960-1966	25
12	SAN FRANCISCO DISTRICTS BY RANK ORDER OF NUMBER AND PERCENT OF UNITS DEMOLISHED 1960-1966	26
13	RANK ORDER OF DISTRICTS IN UNITS DEMOLISHED BY STRUCTURE TYPE, 1960-1966	27
14	THE 1960 HOUSING INVENTORY BY DISTRICT AND STRUCTURE TYPE	29
15	THE 1966 HOUSING INVENTORY BY DISTRICT AND STRUCTURE TYPE	47

LIST OF GRAPHS

	TITLE	PAGE
1	SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960	3
2	NET CHANGE IN STRUCTURES AND UNITS BY STRUCTURE TYPE, 1960-1966	5
3	SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966	6
4	CONSTRUCTION 1960-1966, NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR	8
5	CONSTRUCTION 1960-1966, NUMBER OF STRUCTURES AND UNITS BY STRUCTURE TYPE	10
6	DEMOLITION 1960-1966, NUMBER OF STRUCTURES BY YEAR	12
7	DEMOLITION 1960-1966, NUMBER OF STRUCTURES AND UNITS BY STRUCTURE TYPE	14

PREFACE

The intent of this report is to provide reliable, up-to-date information concerning changes in the housing inventory in San Francisco. The study covers the period from April 1, 1960, the date of the last U. S. Census, through December 31, 1966. All available records of construction, demolition, and conversions of public and private housing have been tabulated and analyzed by the staff of the Department of City Planning. The results constitute the first of a statistical series to be published at regular intervals describing the current status of the housing supply in San Francisco.

This report was written by Mr. James Paul, Urban Sociologist, with the special assistance of Mrs. Lois Grote, Research Assistant, and under the direction of Mr. Maurice Groat, Senior Planner in charge of the Community Analysis and Research Division of the Department of City Planning.

INTRODUCTION

In its report on the Community Renewal Program, Arthur D. Little, Inc., recommended that "Information on certain selected data items, or key indicators of change, should be maintained continually to make the City aware of the rate and direction of the changes affecting it." The following study considers changes in the housing stock in terms of both additions to the inventory and removals. These changes, classified by building type (single-family and various multi-family categories), location, year, and numbers of units, are reported for the period 1960 through 1966. Analysis of the findings reveals the areas of the City where certain kinds of construction has occurred and where the removal of units has been significant.

When supplemented by material such as the study of vacancy rates undertaken by the Bay Area Council with the co-operation of this Department, plus data on rental trends, estimates of the changes in population and similar factors, it is possible to construct a current picture of the San Francisco housing market at any designated time. Such a profile will be useful not only to public officials involved in policy decisions affecting the supply of housing, but also to persons in the private market concerned with the production of housing, since the private market contains over 98 percent of the City's housing supply. (The nearly 6,000 units directly controlled by the Housing Authority at the present time represent just over one percent of the supply; the units indirectly affected by federal programs, such as leased housing or financed under the terms of 221(d)3, constitute at most the balance of the two percent figure.) A record of newly constructed housing units, continually updated, delineating the changes in the housing stock over a given period of time is, in fact,

essential to an evaluation of the performance of the private market in meeting consumer needs for housing. On the basis of such a profile of the housing supply, complemented with data on housing demand, conjectures on investment potential can be made with greater confidence.

The information used in this report comes directly from the records of the Central Permit Bureau and the Bureau of Building Inspection of the Department of Public Works, the Department of Public Health, the San Francisco Redevelopment Agency, and other public agencies. The Department of City Planning maintains a duplicate deck of data cards for use by interested public and private agencies. To date this information has been utilized in five different studies, including the Bay Area Transportation Study and Bay Area Systems Simulation, and will continue to be available for research purposes upon request. Although the principal work of data collection was done by the staff of the Department of City Planning, the final product is the result of the co-operation of a number of individuals in and outside government.

SUMMARY

1. From 1960-1966, San Francisco experienced a net increase in its housing supply of 19,066 units in 3,477 structures. This amounts to an increase of six percent over the number of units in 1960.

2. The largest increase in units occurred in buildings with ten or more units per structure, that is, in multi-family units.

3. Increases in the San Francisco housing inventory resulted from the construction of public and private housing totaling 23,136 new units during the six-year period covered by this study.

4. Demolitions during the same period removed 4,070 units from the housing supply, many of which were single-family residences.

5. Conversions or changes to existing units in the housing inventory does not have an appreciable effect on the quantity of units in the housing supply.

6. Construction and demolition occur for a variety of reasons and are not necessarily uniformly related to the condition or age of the housing stock.

7. The impact of construction and demolition on the housing inventory varies among residential districts in the City.

8. Since 1960, the largest net gain in housing units has occurred in the area defined as the Northeast District, while the area south of Market is the only district which decreased in its supply of units.

9. Public participation in housing has played an important role in both increasing the supply of housing and upgrading the condition of the stock. Such programs, however, must be expanded in order to meet the needs of the City's low-income citizens whose housing requirements cannot be met by the private market.

10. The continued usefulness of this information requires that it be expanded and kept current. The Department of City Planning has undertaken this task.

SAN FRANCISCO HOUSING PROFILE

The 1960 Housing Inventory

The U.S. Census of Housing reported that in 1960 there was a total of 310,536 housing units in San Francisco, 59,000 of which were added during the ten-year period 1950-1960, primarily in multi-unit structures. Of this total, 110,236, or 36 percent, were units in single-family residences; 37,973, or 12 percent, were units in duplexes; 31,546, or 10 percent, were units in three- to four-unit structures; 33,216, or 11 percent, were units in five- to nine-unit structures; and 97,565, or 31 percent, were units in structures with ten or more units.

TABLE 1

SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960

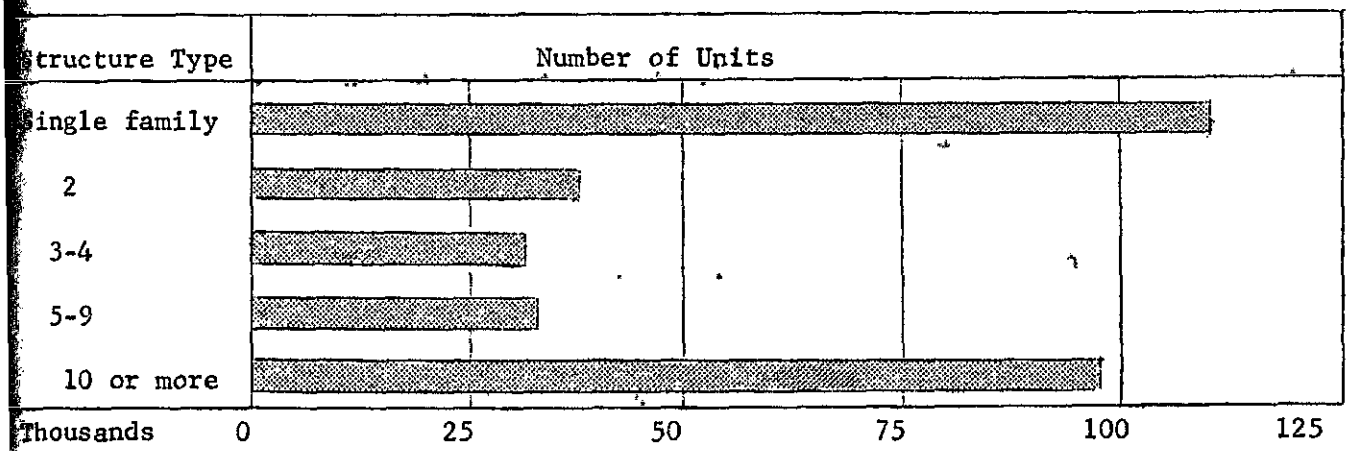
Structure Type	Number of Units	Percent
Single family	110,236	36
2	37,973	12
3-4	31,546	10
5-9	33,216	11
10 or more	97,565	31
Total	310,536	100

Source: 1960 U.S. Census, Table H-1

These figures reveal a characteristic peculiar to the housing stock in San Francisco; namely, the small percentage of single-family residences in the

GRAPH 1

SAN FRANCISCO HOUSING STOCK, APRIL 1, 1960



Source: 1960 U.S. Census, Table H-1.

total stock. The 36 percent of the stock which single-family units comprise in San Francisco contrasts sharply with 75 percent in surrounding communities in the Bay Area, with the exception of the City of Oakland which is about 50 percent. In light of this composite picture of the housing supply in San Francisco, it is important to consider the influences on the pattern of construction, demolition, and conversion of housing in the City.

Factors Affecting Residential Construction, Demolition, and Conversion

Because housing markets are essentially local in character, the volume of building may vary significantly in different areas. The reasons for these variations are complex. It has been stated, for example, that housing is both a capital good and a consumer product. As such, housing is built in response to immediate and localized consumer demand. This demand may vary with economic changes (increases or decreases in taxes, income, interest rate, etc.) with demographic changes (shifts in population composition, or simply increases or

decreases in numbers) and even with changes in social preferences (attraction of suburban living to middle-class families, or of urban living to young single adults).

Changes in the housing supply are often, therefore, a reflection of certain changes in demand. In San Francisco a number of trends affecting housing demand have been noted, including:

1) a total population loss of 4.5 percent between 1950 and 1960;
2) an increase in the number of households composed of single persons or unrelated individuals, accompanied by a decline in the number and proportion of families;
3) a decrease in the proportion of white to non-white residents;
4) an upward change in the age distribution of San Francisco's population so that the number of persons over 65 increased by 23 percent between 1950 and 1960; and
5) a concentration of social, economic, and physical problems in well-defined areas of the City.

Analysis of the supply of housing in San Francisco for the period 1960-1966 should indicate what impact these trends have had on the housing stock.

Net Change in the Housing Stock 1960-1966

During the period 1960-1966, San Francisco experienced a net gain of 3,477 structures containing 19,066 housing units. Table 2 shows the net change in structures and units by structure type. Increases in all structure types are indicated, with the exception of three-unit structures; in the latter instance, more units were lost by demolition that were replaced by construction, which suggests that the three-unit building is an obsolete structure type.

TABLE 2

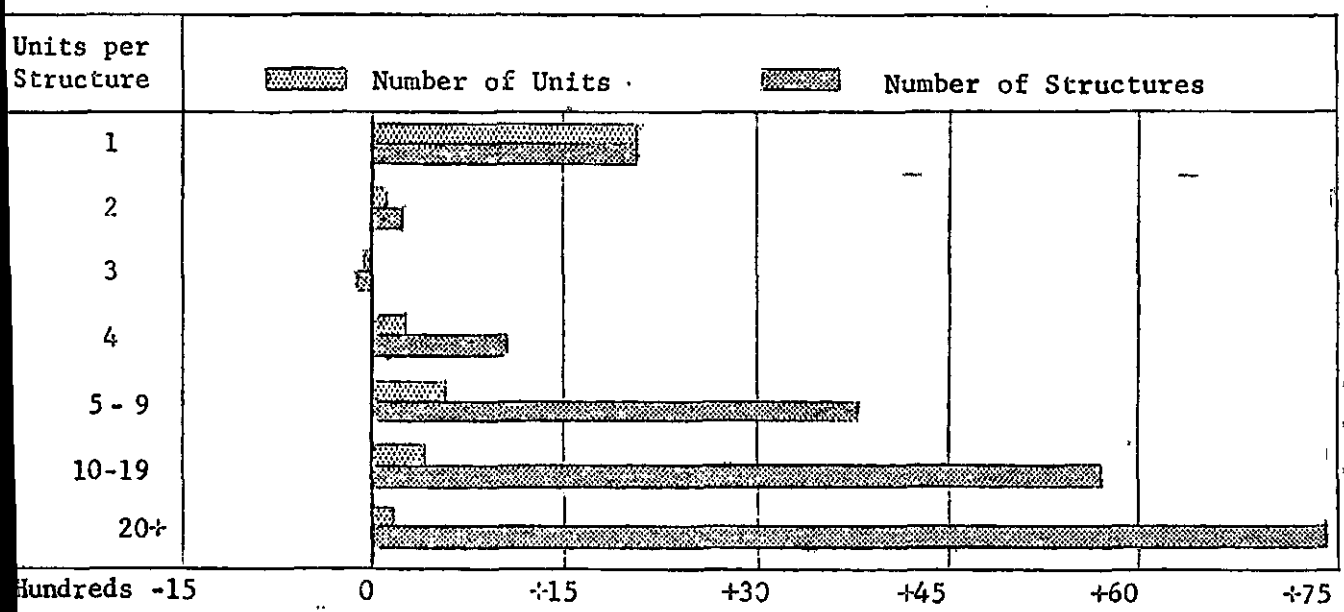
NET CHANGE IN STRUCTURE AND UNITS
BY STRUCTURE TYPE, 1960-1966

Structure Type	No. of Structures	No. of Units
Single family	2,071	2,071
2	125	250
3	-33	-99
4	267	1,068
5 - 9	575	3,790
10-19	349	4,584
20+	123	7,402
Total	3,477	19,066

Source: San Francisco Department of City Planning, 1967.

GRAPH 2

NET CHANGE IN STRUCTURES AND UNITS
BY STRUCTURE TYPE, 1960-1966



Source: San Francisco Department of City Planning, 1967

If the net changes in housing units are added to the housing inventory reported in the 1960 Census (see Table 1), the updated inventory of housing is obtained. The results presented in Table 3 indicate the composition of the housing stock as of December 31, 1966. This reveals a total of 329,600 units in the supply, an increase of 6 percent over the 1960 inventory.

TABLE 3

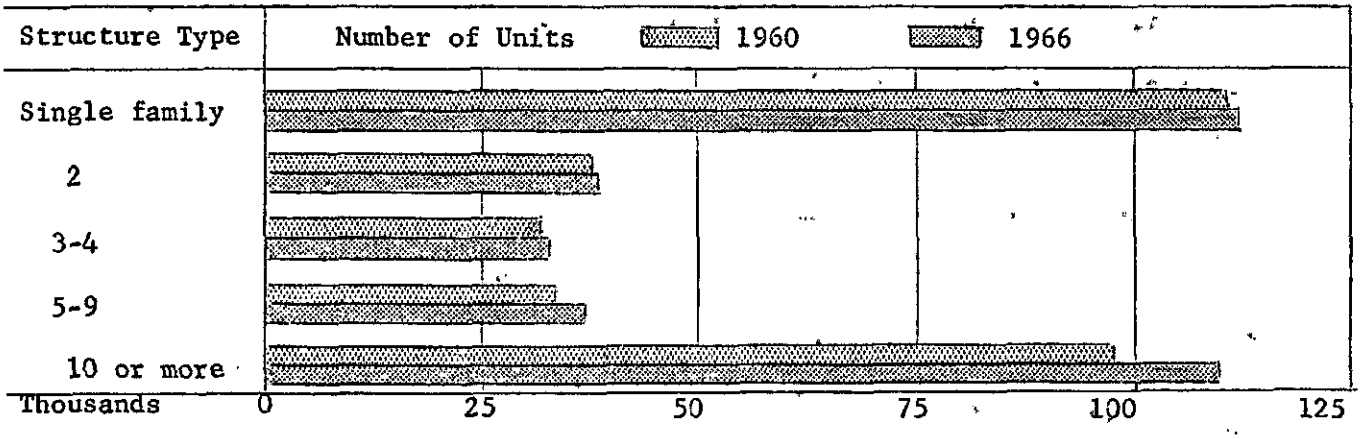
SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966

Structure Type	Number of Units	%	% Increase/1960
Single family	112,307	34	2
2	38,223	12	0.6
3-4	32,513	10	3
5-9	37,006	11	11.4
10 or more	109,551	33	12
Total	329,600	100%	6%

Source; San Francisco Department of City Planning

GRAPH 3

SAN FRANCISCO HOUSING STOCK, DECEMBER 31, 1966



Source: San Francisco Department of City Planning

The largest addition to the housing stock occurred in buildings of ten or more units, which increased by 11,986 housing units. This represents an increase of 12 percent over the supply of units in such buildings in 1960. Structures of five to nine units show the second largest increase, a gain of 3,790 units, or 11 percent, over the number of units in these buildings in 1960. Although single-family structures experienced a net gain of 2,071 units, this amounts to only a 2 percent increase over the 1960 supply of single-family homes. Smaller increases of 1,068 and 250 units occurred in four- and two-unit buildings, respectively. Finally, as noted, the number of units in three-unit buildings decreased by 99 from the 1960 supply.

New Construction, 1960-1966

Net change in the housing supply is equal to the number of new units constructed minus the units demolished, plus or minus the units altered by conversion. In San Francisco the most substantial changes in the housing stock are produced by new construction. During the period under study (1960-1966) 23,136 new units were added to the stock as a result of construction. These units represent an increase of approximately 7.5 percent over the 1960 inventory of 310,536 units tabulated by the U.S. Census.

It should be noted, however, that important differences in construction activity are reflected by years. From 1960 to 1964 building completions increased at a varying rate, reaching a peak in 1964. In 1961, 2,360 new units were certified as completed by the Bureau of Building Inspection. The following year, 1962, certified completions increased by 48 percent to 3,483 units. Completions in 1963 showed a very slight increase of 2 percent over the preceding year and totaled 3,552 units. In 1964 the largest number of units completed in a single year between 1960 and 1966 was reached when 4,638 new units were added to the stock.

This figure represents a 30 percent increase over the preceding year and a 96 percent increase over 1961.

TABLE 4

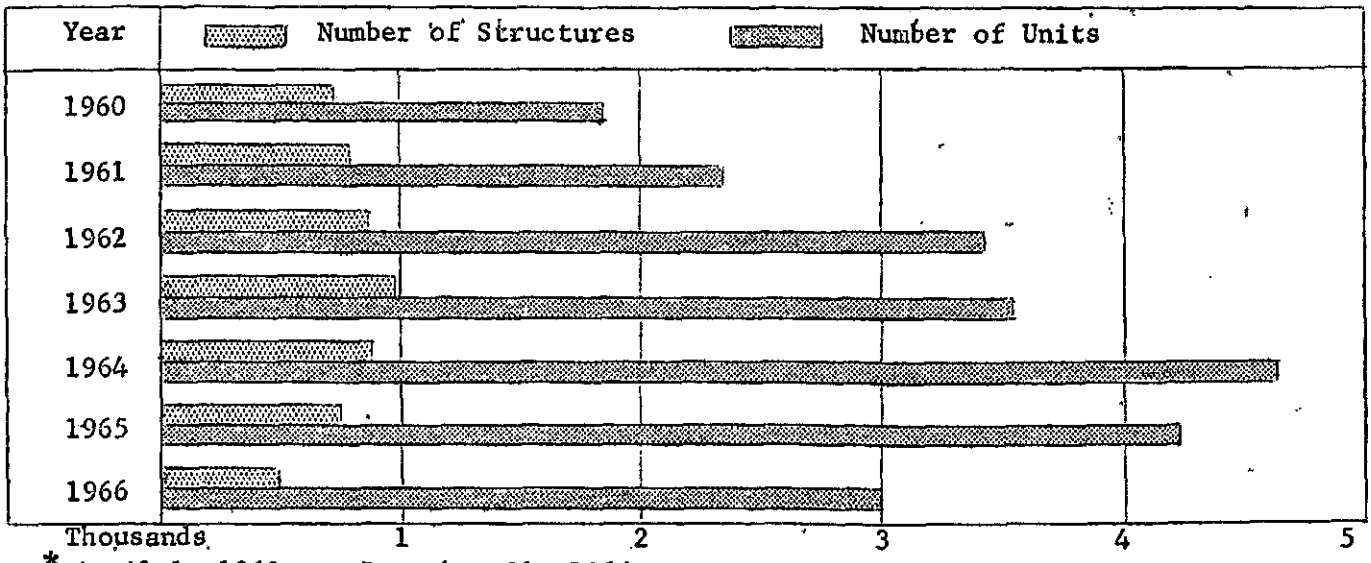
CONSTRUCTION 1960*-1966
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY YEAR

Year	No. of Structures	%	No. of Units	%
1960	728	13	1,850	8
1961	794	14	2,360	10
1962	866	16	3,483	15
1963	993	18	3,552	16
1964	880	16	4,638	20
1965	751	14	4,253	18
1966	482	9	3,000	13
Total	5,494	100%	23,136	100%

Source: San Francisco Department of City Planning

GRAPH 4

CONSTRUCTION 1960*-1966
NUMBER OF STRUCTURES AND UNITS BY YEAR



* April 1, 1960, to December 31, 1966

Source: San Francisco Department of City Planning

The advent of the "tight money" market began to show its effect in 1965 as building fell off by 8 percent to 4,253 units. Dropping to a five-year low in 1966, completion of new units declined to 3,000, or 29 percent less than the previous year. These figures indicate the variable nature of the housing market and emphasize the difficulty of attempting to project housing resources for as little as a year in advance.

The 23,136 new units added to the housing stock during 1960-1966 were contained in a total of 5,486 new structures. Table 5 indicates the distribution of new units according to the structure types in which they were contained. These data reveal some notable aspects of the pattern of residential construction in San Francisco. A comparison of the distribution of new structures with the distribution of new units shows that substantial differences exist in the numbers of units added to the stock according to structure type, as the following discussion will show.

It is interesting to note that while 3,360, or 61 percent, of all new structures were single-family dwellings, these structures account for only a very small percentage of the total units constructed. Structures containing 20 or more units, though comprising only 2 percent of all new structures, contained about one-third of all new units. Even more striking are the differences between single-family structures and structures of ten or more units. The latter comprise 55 percent of all new units constructed, yet they represent just one-tenth of all new buildings constructed.

The tendency to build most new units in San Francisco in multiple structures might be attributed to a number of factors affecting the local housing market. The scarcity of vacant land and its high cost have necessarily restricted large-scale construction of single-family homes. Because of this land shortage, the City has

TABLE 5

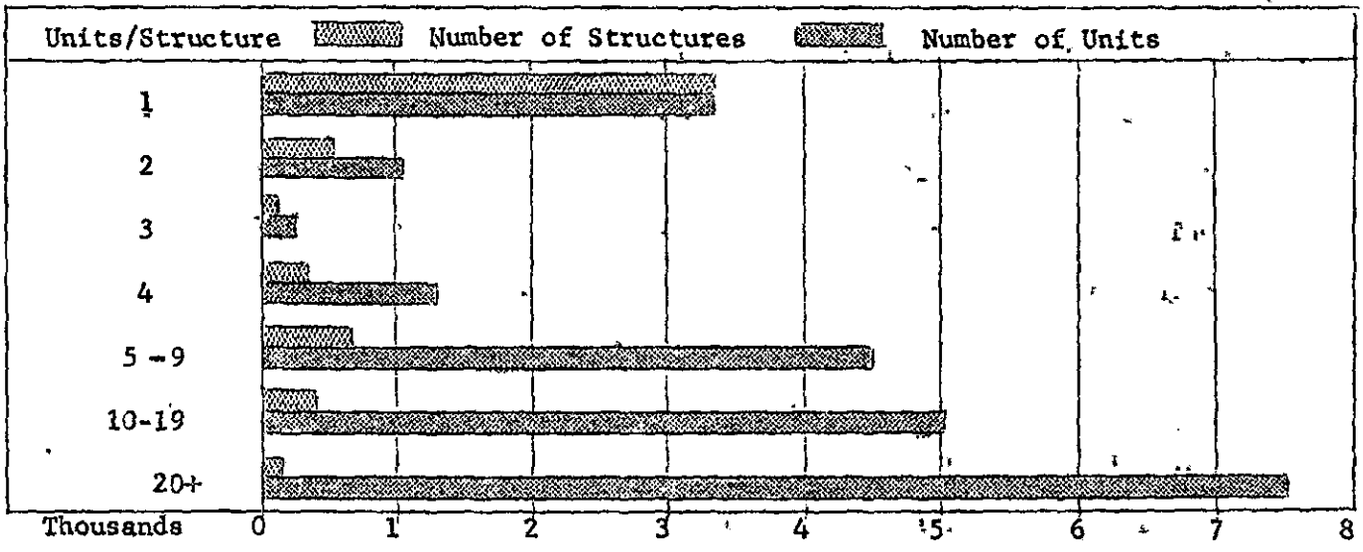
NEW CONSTRUCTION 1960-1966
NUMBER AND PERCENT OF STRUCTURES AND UNITS BY STRUCTURE TYPE

Units/Structure	No. of Structures	Percent	No. of Units	Percent
1	3,360	61.2	3,360	14.6
2	513	9.3	1,026	4.4
3	83	1.5	249	1.0
4	322	5.9	1,288	5.6
5 - 9	689	12.6	4,544	19.6
10-19	387	7.1	5,060	21.9
20+	131	2.4	7,609	32.9
Total	5,485	100%	23,136	100%

Source: San Francisco Department of Public Works, Bureau of Building Inspection; and the Department of City Planning, 1967.

GRAPH 5

NEW CONSTRUCTION 1960-1966
NUMBER OF STRUCTURES AND UNITS BY STRUCTURE TYPE



Source: San Francisco Department of Public Works, Bureau of Building Inspection; and the Department of City Planning, 1967.

been unable to compete with suburban communities which offer on economic terms large tracts of undeveloped land for construction. In fact, one might be surprised to find as many single-family homes constructed in San Francisco as there have been since 1960.

Increases in the number of households composed of single persons and unrelated individuals, many of them elderly, may also account for the widespread construction of multiple-unit structures. In terms of rent-paying ability and life styles, these particular households' housing needs are readily satisfied in multiples. The needs and preferences of single and elderly households for small, maintenance-free units in a centralized location offering easy access to transportation, recreation and social facilities are amenities offered in many newly constructed multi-unit apartment buildings. Several buildings in San Francisco, including Martin Luther Towers, Cathedral Hill Apartments, and the Fox Plaza, have been designed especially to appeal to elderly and young single households.

Demolition 1960-1966

While housing demolition in San Francisco is not as extensive as new construction, the removal of units is important because it represents the potential loss of a housing resource, although some of the units removed may be substandard and obsolete. During the six-year period covered by this study, 2,008 structures containing 4,070 housing units were removed from the housing supply.* These housing units amount to only 1.3 percent of the 1960 inventory, yielding a rate of removal of approximately 0.2 percent per year.

The demolition of residential buildings increased each year from 1960 until 1965. The peak in demolition activity occurred in 1965, but dropped sharply in 1966 to its lowest level during the six-year period. Table 6 identifies the number of structures demolished yearly from 1960-1966.

*Excluding hotels and rooming houses because there are no accurate records of the number of rooms they contained.

TABLE 6

DEMOLITION 1960-1966
NUMBER AND PERCENT OF STRUCTURES BY YEAR

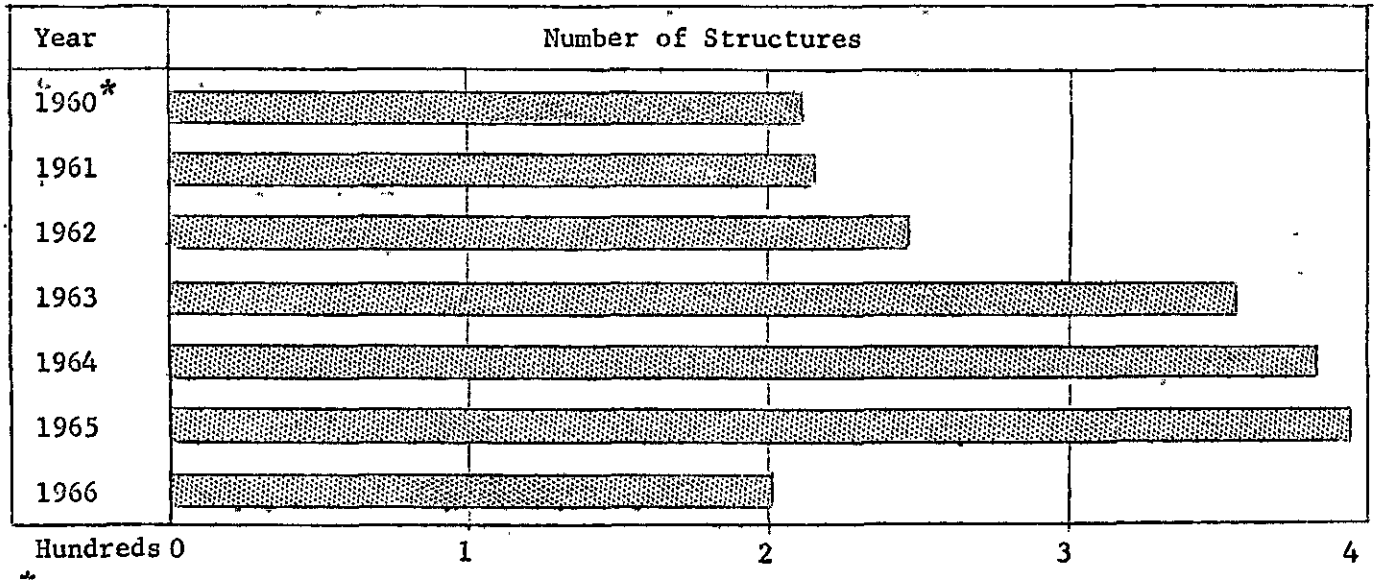
Year	Number of Structures	Percent
1960*	212	10.6
1961	216	10.8
1962	247	12.3
1963	356	17.7
1964	383	19.1
1965	393	19.6
1966	201	9.9
Total	2,008	100.0

* April 1, 1960 to December 31, 1960

Source: San Francisco Department of City Planning, 1967.

GRAPH 6

DEMOLITION 1960-1966
NUMBER OF STRUCTURES BY YEAR



*April 1, 1960 to December 31, 1960

Source: San Francisco Department of City Planning, 1967.

Table 7 illustrates the numerical and percentage distribution of structures and units demolished by structure type. As shown in the table, demolition results most frequently in the removal of single-family structures. Sixty-four percent of all structures demolished in the City from 1960-1966 were single-family residences. There is an inverse relationship between the rate of demolition and the size of structures; as the size of the structure in units increases, the frequency of demolition decreases. In fact, only 16 percent of all demolition occurred in structures with three or more units.

The reasons for the infrequent demolition of multiple-unit structures are clearly related to economic factors. In the San Francisco housing market, multiple-unit structures, regardless of age and condition, continue to retain some economic value. With the scarcity and high cost of vacant land in San Francisco, there are greater financial gains to be made by replacing a single-family structure with a multiple dwelling when undeveloped property is unavailable for construction. When demolition of multiple-unit structures does occur, it is very likely the result of some form of public action, such as redevelopment, code enforcement, or freeway construction, or to make way for an even more intensive development of the land for residential purposes.

Housing Conversions 1960-1965

Conversions refer to alterations which produce a change in the number of units in existing structures by either adding or eliminating units from those structures. The data collected for this study indicates conversions typically result in a decrease rather than an increase in housing units, a fact probably related to public code enforcement programs, which effectively eliminate a number of illegally constructed units each year. It should be noted that only legal conversions are accounted for in this study, although doubtless some conversion

TABLE 7

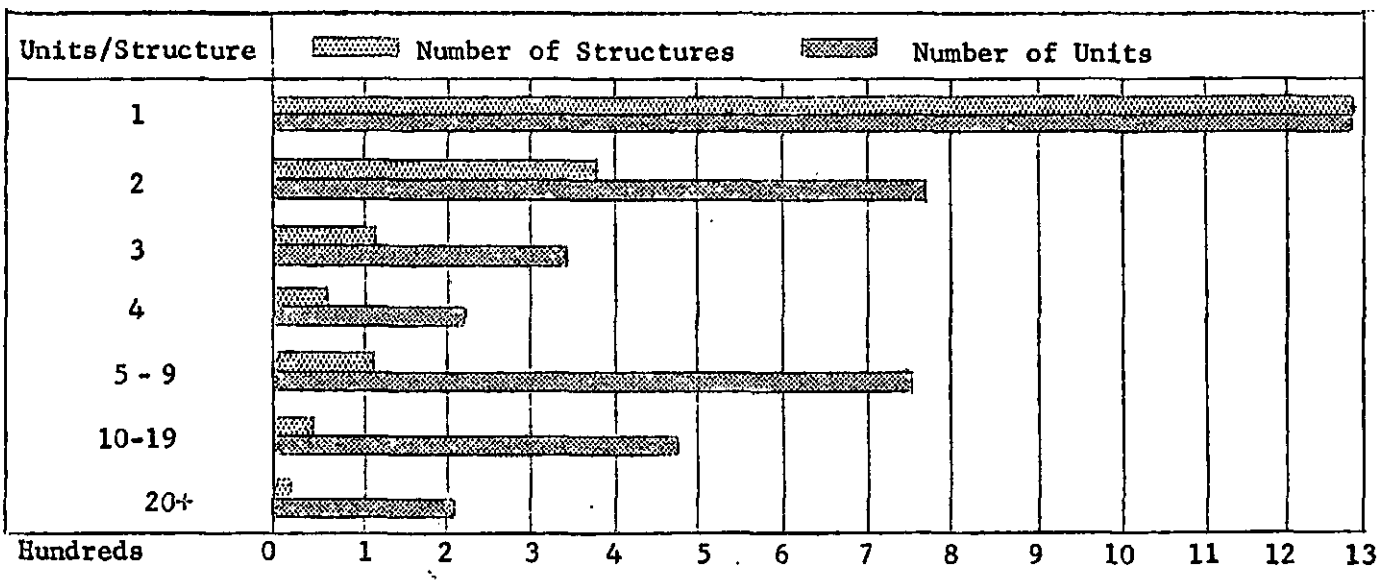
DEMOLITION 1960-1966
NUMBER AND PERCENT OF STRUCTURES
AND UNITS DEMOLISHED BY STRUCTURE TYPE

Units/Structure	No. of Structures	Percent	No. of Units	Percent
1	1,289	64.2%	1,289	31.7
2	388	19.3	776	19.1
3	116	5.8	348	8.5
4	55	2.7	220	5.4
5 - 9	114	5.7	754	18.5
10-19	38	1.9	476	11.7
20+	8	0.4	207	5.1
Total	2,008	100.0	4,070	100.0

Source: San Francisco Department of City Planning; Department of Public Works, Central Permit Bureau 1967.

GRAPH 7

DEMOLITION 1960-1966
NUMBER OF STRUCTURES AND UNITS DEMOLISHED BY STRUCTURE TYPE



Source: San Francisco Department of City Planning; Department of Public Works, Central Permit Bureau 1967.

activity takes place for which no official permit has been issued. The reader should also bear in mind that conversions do not include thousands of alterations which produce important changes in the condition of the housing stock, but do not increase or decrease the housing supply.

In San Francisco, conversion activity appears to have an insignificant effect on the housing supply: the net change in units resulting from conversions from 1960-1965 was a decrease of approximately 300 units, or less than one-tenth of one percent of the total inventory. Only in 1960 was there an increase in units as a result of conversions. Because conversions have relatively insignificant effect on the numerical composition of the housing stock, they will not be discussed at length in this paper. However, statistics on conversions by census tract are available on request at the Department of City Planning.

IMPACT OF CONSTRUCTION/DEMOLITION ON THE HOUSING INVENTORY

It is clear that no simple, one-to-one relationship exists between new construction and demolition. Each is undertaken for a variety of reasons as determined by a variety of decision-makers from both the private and public sectors. As suggested earlier, when little vacant land is available for residential development, housing construction may necessitate demolition. However, for economic reasons housing units which are demolished are almost never replaced with units intended for the same submarket. In San Francisco this is borne out by the number of single-family and two- to four-unit dwellings which are being replaced by multiple dwellings of five or more units.

In similar fashion, neither housing construction nor demolition are uniformly related to the age or condition of the housing stock. One might expect that in areas with a large proportion of substandard units, demolition would occur more frequently than in areas which contain a small proportion of such units. Yet, analysis undertaken by this Department indicates that this is not the case except in redevelopment areas which are selected in large measure on the basis of the number of substandard units they contain. Because housing units in San Francisco, even substandard ones, maintain a high economic value, they are not automatically demolished and replaced when they reach a certain age or condition. New construction does tend to be influenced by the condition of the surrounding housing, and seriously substandard neighborhoods may discourage private investment in construction of new housing. Such a situation impedes the general upgrading of the stock which normally would occur as a result of construction and demolition.

CHANGES IN HOUSING BY DISTRICT

For purposes of analysis, the City has been divided into twelve districts or communities. These districts follow census tract boundaries and are generally homogeneous in housing type, density, and topography. The boundaries were selected to correspond with those used for the February, 1966, study of vacancies in four or more unit buildings conducted by the Bay Area Council, with the co-operation of this Department. The districts are: Outer Richmond, Inner Richmond, Marina-Pacific Heights, Northeast San Francisco, Downtown, Western Addition, Buena Vista-Twin Peaks, Inner Mission, West of Twin Peaks-Sunset, Potrero-Bayshore, South of Market, and Bernal-Outer Mission. Their boundaries and the net changes in units are illustrated in the map following Table 8.

In the following table, each of the districts is ranked by the net change in units from 1960 to 1966. Although all districts except one experienced increases in their supply, more than half of the net increase took place within just four of the districts, indicating the variation in activity among the districts.

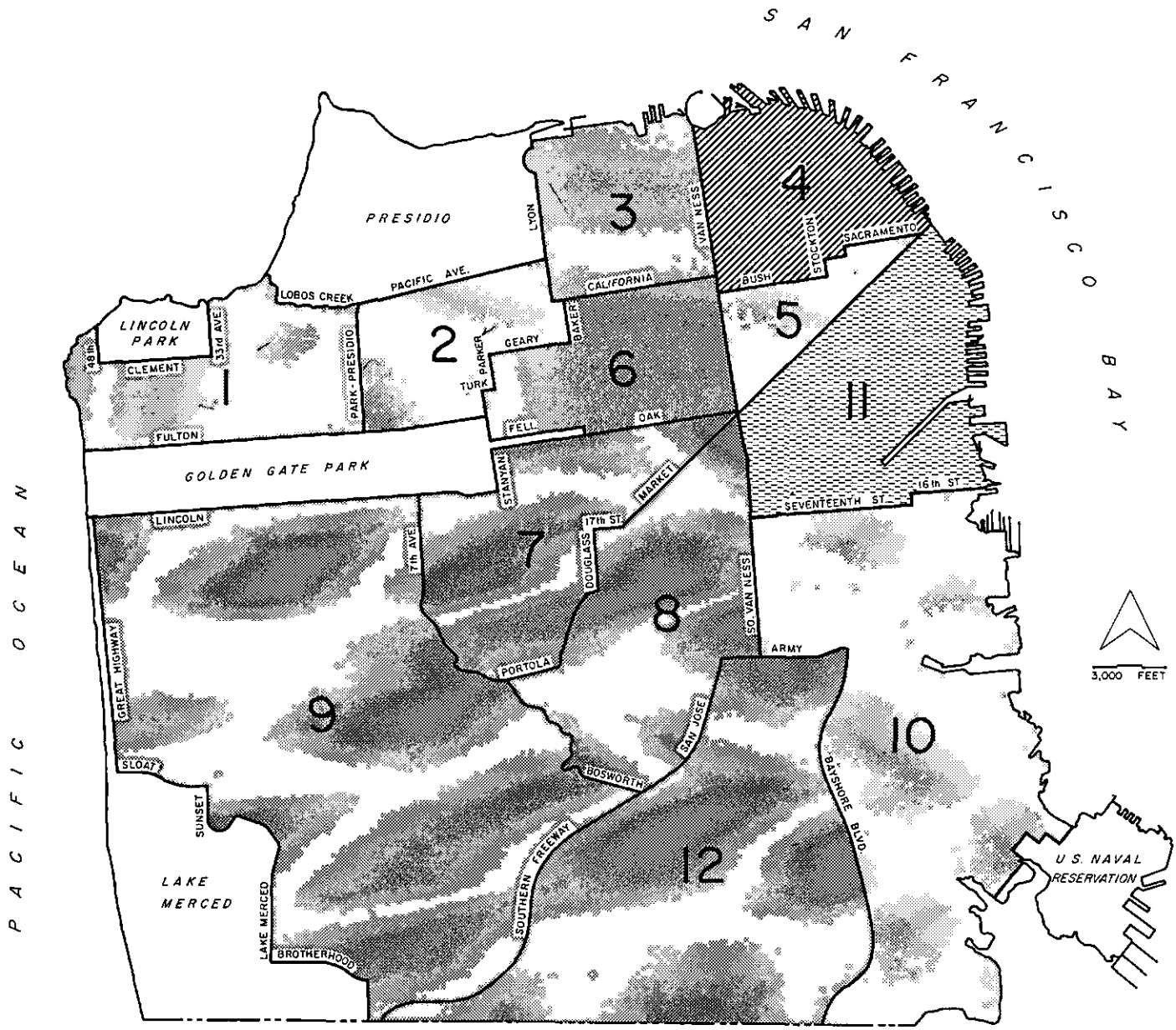
TABLE 8

SAN FRANCISCO DISTRICTS IN RANK ORDER

OF NET CHANGE IN UNITS, 1960-1966

Rank	Map No.	District	No. of Units
1	4	Northeast	3,060
2	7	Buena Vista-Twin Peaks	2,750
3	9	West of Twin Peaks-Sunset	2,585
4	12	Bernal-Outer Mission	2,407
5	8	Inner Mission	2,054
6	1	Outer Richmond	1,569
7	6	Western Addition	1,404
8	3	Marina-Pacific Heights	1,374
9	10	Potrero-Bayshore	827
10	2	Inner Richmond	794
11	5	Downtown	399
12	11	South of Market	-157
Total			19,066

Source: San Francisco Department of City Planning, 1967



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NET CHANGE 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

	-1 TO -999
	1 TO 999
	1000 TO 1999
	2000 TO 2999
	3000 TO 3999

DISTRICTS

1 OUTER RICHMOND
2 INNER RICHMOND
3 MARINA - PACIFIC HEIGHTS
4. NORTHEAST
5. DOWNTOWN
6 WESTERN ADDITION
7 BUENA VISTA - TWIN PEAKS
8 INNER MISSION
9 WEST OF TWIN PEAKS - SUNSET
10 POTRERO - BAYSHORE
11 SOUTH OF MARKET
12 BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Changes in the supply of units according to the structures in which they were contained are shown by district in Table 9. Analysis of this table indicates the changing composition of San Francisco's housing inventory. Single-family residences have increased city-wide by 2,071 units since 1960; yet in seven of the twelve districts in the City, the number of single-family units decreased rather than increased. More than 50 percent of the net increase in single-family units occurred in one district -- Bernal-Outer Mission. The largest decrease in single-family units came about in the Outer Richmond, which lost 132 units. Structures of two to four units increased city-wide by 1,219. This increase took place in seven districts, while four other districts decreased their supply and one district remained unchanged. For buildings with five to nine units per structure, 3,790 units were added to the supply in ten districts while one decreased by 56 units and another experienced no net change. In structures of ten to nineteen units, a total of 4,584 were added to the inventory. Again this increase occurred in ten districts, with one district showing a decrease, and the one remaining district unchanged. Finally, the greatest increase between 1960 and 1966 occurred in structures of twenty units or more. These structures produced a net increase of 7,402 units in eleven of the City's districts. Only in the South of Market District was there no net change in structures of twenty or more units. The net change in each district is discussed in the pages which follow.

As one might expect, new construction is not evenly distributed among the twelve districts. More than 50 percent of the total City construction between 1960 and 1966 was concentrated in just four districts: Northeast, Buena Vista-Twin Peaks, West of Twin Peaks-Sunset, and Bernal-Outer Mission. Similarly, four other districts accounted for only about one-tenth of the City's residential

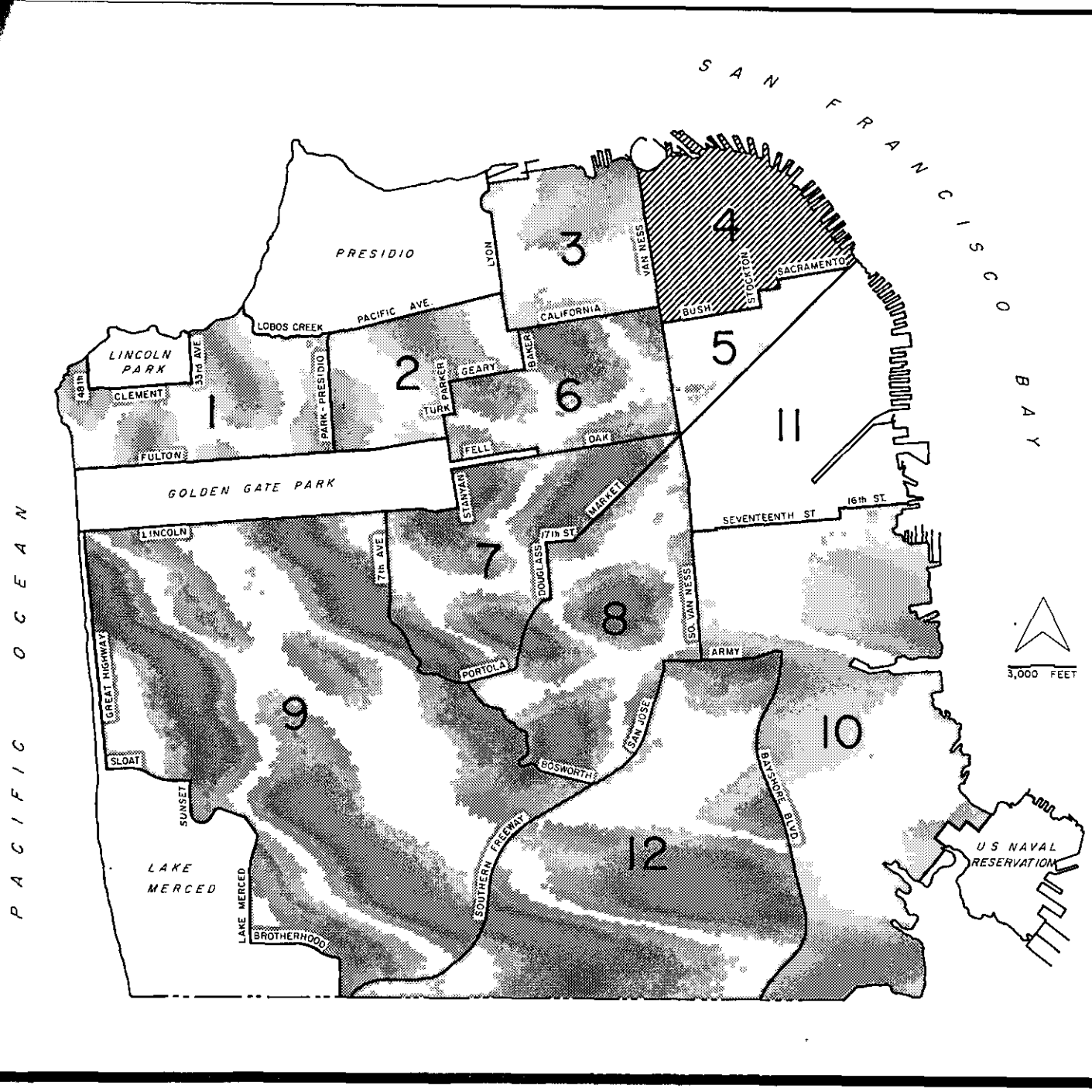
TABLE 9

SAN FRANCISCO DISTRICTS IN RANK ORDER OF NET CHANGE IN UNITS BY STRUCTURE TYPE, 1960-1966

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	1,090	Buena Vista-Twin Peaks	338	Outer Richmond	772	Buena Vista-Twin Peaks	1,175	Northeast	2,709
2	W. Twin Peaks-Sunset	799	W. Twin Peaks-Sunset	329	W. Twin Peaks-	670	Outer Richmond	569	Western Addition	1,363
3	Buena Vista-Twin Peaks	266	Bernal-Outer Mission	303	Inner Richmond	584	Marina-Pac. Heights	558	Marina-Pac. Heights	645
4	Inner Mission	220	Inner Mission	245	Inner Mission	570	W. Twin Peaks-Sunset	545	Bernal-Outer Mission	601
5	Potrero-Bayshore	65	Outer Richmond	192	Buena Vista Twin Peaks	372	Inner Mission	506	Buena Vista-Twin Peaks	599
6	Downtown	-3	Potrero-Bayshore	172	Marina-Pac. Heights	304	Potrero-Bayshore	356	Inner Mission	513
7	So. of Market	-19	Northeast	69	Bernal-Outer Mission	242	Inner Richmond	339	Downtown	402
8	Northeast	-20	Downtown	0	Northeast	142	Western Addition	227	W. Twin Peaks-Sunset	242
9	Marina-Pac. Heights	-35	So. of Market	-60	Potrero-Bayshore	118	Bernal-Outer Mission	171	Outer Richmond	168
10	Western Addition	-58	Inner Richmond	-71	Western Addition	72	Northeast	160	Potrero-Bayshore	116
11	Inner Richmond	-102	Marina-Pac. Heights	-98	Downtown	0	Downtown	0	Inner Richmond	44
12	Outer Richmond	-132	Western Addition	-200	So. of Market	-56	So. of Market	-22	So. of Market	0
	Total	2,071		1,219		3,790		4,584		7,402

construction. A map of construction by district follows. Each of the districts is ranked according to the number and percent of new units constructed in those areas since 1960 in Table 10, while Table 11 shows the districts ranked by structure type.

Review of demolition activity by districts also reveals an uneven dispersion of activity in the City. Table 12 shows each of the twelve districts ranked in order of the number and percent of housing units demolished in those areas from 1960-1966. Slightly more than 42 percent of the total demolition in San Francisco was concentrated in the three highest ranking districts, and only 10 percent in the three lowest ranking districts. Demolition activity in the remaining six districts was about equal, as indicated by the difference of only 3.4 percent between the highest and lowest district. The differences between districts in rank order of units demolished, by structure type, are shown in Table 13. A map of demolition activity by district is included followed by Table 14 showing the 1960 inventory by district. Each district will be discussed in the rank order of net change from 1960-1966.



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

NEW CONSTRUCTION 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

- 0
- 1 TO 999
- 1000 TO 1999
- 2000 TO 2999
- 3000 TO 3999

DISTRICTS

1. OUTER RICHMOND
2. INNER RICHMOND
3. MARINA - PACIFIC HEIGHTS
4. NORTHEAST
5. DOWNTOWN
6. WESTERN ADDITION
7. BUENA VISTA - TWIN PEAKS
8. INNER MISSION
9. WEST OF TWIN PEAKS - SUNSET
10. POTRERO - BAYSHORE
11. SOUTH OF MARKET
12. BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 10

SAN FRANCISCO DISTRICTS
BY RANK ORDER OF NUMBER AND PERCENT OF UNITS
CONSTRUCTED 1960-1966

District	Rank	No. of Units	Percent
Northeast	1	3,383	14.6
Buena Vista-Twin Peaks	2	2,969	12.8
West of Twin Peaks-Sunset	3	2,888	12.5
Bernal-Outer Mission	4	2,805	12.1
Inner Mission	5	2,563	11.1
Western Addition	6	2,139	9.3
Outer Richmond	7	1,835	7.9
Marina-Pacific Heights	8	1,695	7.3
Potrero-Bayshore	9	1,308	5.7
Inner Richmond	10	1,121	4.8
Downtown	11	430	1.9
South of Market	12	0	0
Total		23,136	100.0

Source: San Francisco Department of City Planning, 1967.

TABLE 11

RANK ORDER OF DISTRICTS IN UNITS CONSTRUCTED BY STRUCTURE TYPE, 1960-1966

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	1,331	Inner Mission	456	Outer Richmond	780	Buena Vista-Twin Peaks	1,187	Northeast	2,805
2	W.Twin Peaks-Sunset	1,013	Bernal-Outer Mission	429	W.Twin Peaks-Sunset	676	Marina-Pac. Heights	623	Western Addition	1,405
3	Inner Mission	410	Buena Vista-Twin Peaks	414	Inner Mission	667	Outer Richmond	587	Marina-Pac. Heights	645
4	Buena Vista-Twin Peaks	320	W.Twin Peaks-Sunset	412	Inner Richmond	640	W.Twin Peaks-Sunset	545	Bernal-Outer Mission	622
5	Potrero-Bayshore	218	Outer Richmond	277	Buena Vista-Twin Peaks	449	Inner Mission	517	Buena Vista-Twin Peaks	599
6	Outer Richmond	23	Potrero-Bayshore	254	Marina-Pac. Heights	357	Western Addition	462	Inner Mission	513
7	Marina-Pac. Heights	14	Northeast	145	Potrero-Bayshore	332	Inner Richmond	371	Downtown	430
8	Northeast	13	Western Addition	65	Bernal-Outer Mission	252	Potrero-Bayshore	368	W. Twin Peaks-Sunset	242
9	Inner Richmond	11	Marina-Pac. Heights	56	Western Addition	200	Northeast	229	Outer Richmond	168
10	Western Addition	7	Inner Richmond	55	Northeast	191	Bernal-Outer Mission	171	Potrero-Bayshore	136
11	Downtown	0	Downtown	0	Downtown	0	Downtown	0	Inner Richmond	44
12	So. of Market	0	So. of Market	0	So. of Market	0	So. of Market	0	So. of Market	0
	Total	3,360		2,563		4,544		5,060		7,609

TABLE 12

SAN FRANCISCO DISTRICTS
BY RANK ORDER OF NUMBER AND PERCENT OF UNITS
DEMOLISHED 1960-1966

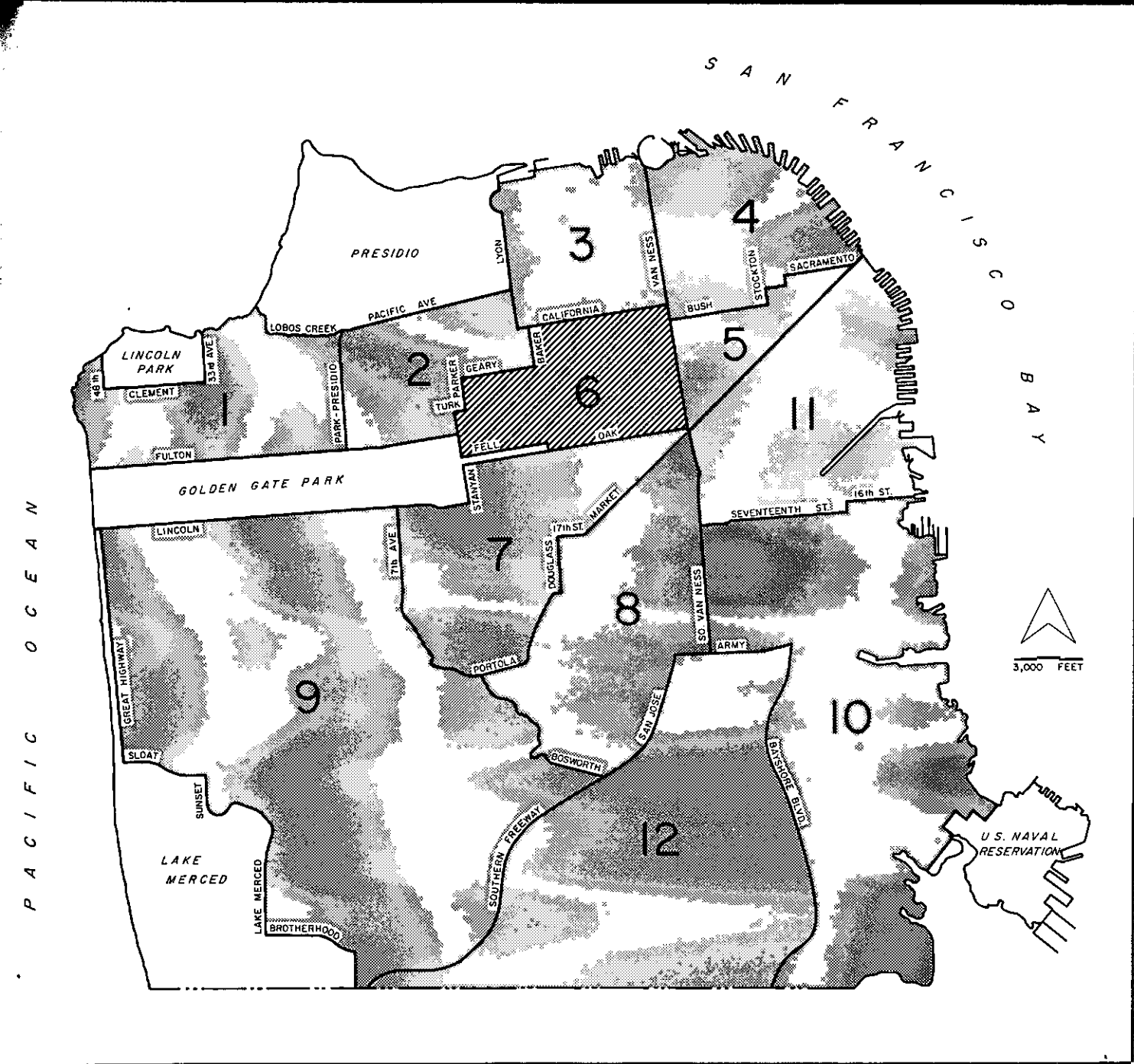
District	Rank	No. of Units	Percent
Western Addition	1	735	18.0
Inner Mission	2	509	12.5
Potrero-Bayshore	3	481	11.8
Bernal-Outer Mission	4	398	9.9
Inner Richmond	5	327	8.0
Northeast	6	323	7.9
Marina-Pacific Heights	7	321	7.9
West of Twin Peaks-Sunset	8	303	7.4
Outer Richmond	9	266	6.5
Buena Vista-Twin Peaks	10	219	5.4
South of Market	11	157	3.9
Downtown	12	31	0.8
Total		4,070	100.0

Source: San Francisco Department of City Planning, 1967.

TABLE 13

RANK ORDER OF DISTRICTS IN UNITS DEMOLISHED BY STRUCTURE TYPE, 1960-1966

	Structure Type									
	Single Family		2-4 Units		5-9 Units		10-19 Units		20+ Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Bernal-Outer Mission	241	Western Addition	265	Potrero-Bayshore	213	Western Addition	235	Northeast	96
2	W. Twin Peaks-Sunset	214	Inner Mission	211	Western Addition	129	Northeast	69	Western Addition	42
3	Inner Mission	190	Marina-Pac. Heights	154	Inner Mission	97	Marina-Pac. Heights	65	Downtown	28
4	Outer Richmond	155	Inner Richmond	126	Buena Vista-Twin Peaks	77	Inner Richmond	32	Bernal-Outer Mission	21
5	Potrero-Bayshore	153	Bernal-Outer Mission	126	Inner Richmond	56	So. of Market	22	Potrero-Bayshore	20
6	Inner Richmond	113	Outer Richmond	85	So. of Market	56	Outer Richmond	18	Outer Richmond	0
7	Western Addition	65	W. Twin Peaks-Sunset	83	Marina-Pac. Heights	53	Buena Vista-Twin Peaks	12	Inner Richmond	0
8	Buena Vista-Twin Peaks	54	Potrero-Bayshore	82	Northeast	49	Potrero-Bayshore	12	Marina-Pac. Heights	0
9	Marina-Pac. Heights	49	Northeast	76	Bernal Outer Mission	10	Inner Mission	11	Buena Vista-Twin Peaks	0
10	Northeast	33	Buena Vista-Twin Peaks	76	Outer Richmond	8	W. Twin Peaks-Sunset	0	Inner Mission	0
11	So. of Market	19	So. of Market	60	W. Twin Peaks-Sunset	6	Bernal-Outer Mission	0	W. Twin Peaks-Sunset	0
12	Downtown	3	Downtown	0	Downtown	0	Downtown	0	So. of Market	0
	Total	1,289		1,344		754		476		207



CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

DEMOLITIONS 1960 - 1966
NUMBER OF HOUSING UNITS BY DISTRICT

	1 TO 199
	200 TO 399
	400 TO 599
	600 TO 799

DISTRICTS

1. OUTER RICHMOND
2. INNER RICHMOND
3. MARINA - PACIFIC HEIGHTS
4. NORTHEAST
5. DOWNTOWN
6. WESTERN ADDITION
7. BUENA VISTA - TWIN PEAKS
8. INNER MISSION
9. WEST OF TWIN PEAKS - SUNSET
10. POTRERO - BAYSHORE
11. SOUTH OF MARKET
12. BERNAL - OUTER MISSION

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

TABLE 14

THE 1960 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units/Structure			
Map No.	Name	Single-Family	2-4	5 or more	Total*
1	Outer Richmond	8,222	5,428	2,586	16,236
2	Inner Richmond	4,319	5,864	3,524	13,707
3	Marina-Pacific Heights	3,275	5,814	13,686	22,775
4	Northeast	2,121	7,571	25,951	35,643
5	Downtown	200	131	27,619	27,950
6	Western Addition	2,568	7,586	14,870	25,024
7	Buena Vista-Twin Peaks	5,186	8,428	8,735	22,349
8	Inner Mission	7,937	12,050	10,340	30,327
9	West of Twin Peaks-Sunset	43,334	5,079	4,415	52,828
10	Potrero-Bayshore	9,296	5,613	5,136	20,045
11	South of Market	611	1,433	11,984	14,028
12	Bernal-Outer Mission	22,772	3,865	1,600	28,237

*Does not include 1,410 housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1967.

Northeast

This area is the most densely populated district, containing a number of the City's high-rise apartment buildings within its boundaries. In 1960, for example, 65 percent of the district's 37,000 housing units were contained in structures of five or more units. Only 5 percent, approximately 2,000 units, of the district's total stock consisted of single-family residences.[1]

Net Change

The net increase in housing units in the Northeast District from 1960 through 1966 exceeded all other districts. Significantly, the housing supply in the area was augmented by 3,060 units of which 89 percent were contained in structures with twenty or more units. This increase is primarily the result of the Golden Gateway Redevelopment Project, which brought intensive residential construction on land formerly utilized for commercial purposes. Only in single-family structures was there a decrease in units, although this loss totaled only twenty units. At the other extreme, the net increase in structures with twenty or more units totaled 2,709. The remaining structure types showed only slight increases: two- to four-unit structures increased their supply by 69 units; five- to nine-unit structures by 142; and ten- to nineteen-unit structures by 160.

New Construction

A profile of residential housing construction since 1960 indicates multiple-unit structures continue to increase in this area. From 1960 to 1966, 3,383 housing units were built in the Northeast District. As sown in Table 10, this figure is 15 percent of the total city-wide housing construction and represents the largest number of units constructed in any single district. Of the total number of units constructed, 158, or 15 percent, were in structures with less than five units. Eighty-three percent of the units constructed were built in twenty or more units.

A considerable amount of the new construction in the Northeast District is the result of public action, since it incorporates the Golden Gateway Redevelopment Project area, which accounts for approximately one-third of the total construction in the district. (Ninety-five percent of the 1,144 units constructed in the Golden Gateway are contained in five high-rise apartment buildings.)

High-density residential construction in the Northeast District is a product of several factors: scarcity of vacant land, proximity to the Downtown area, and a topography affording views of the City and the Bay. These factors place a premium on available land parcels and necessitate high-density development. Because most of the district is zoned for high-density development, and because of the economics involved, high-rise development can be expected to continue to dominate construction in the district.

Demolition

Although the Northeast District experienced the largest increase in housing units as a result of new construction, demolition activity was not extensive. Considering the limited supply of vacant land in this area available for residential development, it may seem curious how so much residential construction could occur without more extensive demolition. One reasonable answer is that land utilized for nonresidential purposes is now being converted to residential uses. The Golden Gateway Development, for example, was built on land which had been largely unilized for produce marts and warehouses.

In total, 323 housing units were demolished in the district.* These units were distributed by structure type in the following manner: 33 (10 percent) in

* Excluding nearly 1,200 rooms in transient hotels, according to data provided by the San Francisco Redevelopment Agency.

single-family buildings, 76 (24 percent) in two- to four-unit buildings, 49 (15 percent) in five- to nine-unit buildings, 69 (21 percent) in ten- to nineteen-unit buildings, and 96 (30 percent) in twenty- or more-unit buildings. The number of units lost by the demolition of twenty- or more-unit buildings is significant in that they account for almost one-half of all such demolition in the City.

Buena Vista-Twin Peaks

In 1960 this district was characterized primarily by single-family residences and low-density multiple dwellings. At that time about one-fourth of the area's housing units were single-family dwellings, and one-third were in structures of two to four units. The Buena Vista-Twin Peaks District was also one of the few areas in the City with an appreciable supply of vacant land for residential development.

Net Change

Housing resources in the Buena Vista-Twin Peaks District expanded by 2,750 units from 1960 to 1966. This growth occurred in all structure types, but the largest proportion of units was contained in buildings of ten to nineteen units. These units make up 1,175 of the total net increase in the district. Also of significance was the increase of 266 single-family units, since it represents the third largest increase in single-family units in the City. Other additions to the supply by structure type were as follows: 338 units in buildings of two to four units, 372 units in buildings of five to nine units, and 599 units in buildings of twenty or more units.

New Construction

Since 1960, this area has experienced considerable new construction, ranking second only to the Northeast District. Total residential construction

from 1960 to 1966 amounted to 2,969 housing units, or 13 percent of the city-wide construction. Of all new units in the Buena Vista-Twin Peaks District, 11 percent, or 320 units, were single-family residences; 14 percent, or 414 units, were in structures of two to four units; 15 percent, or 449, were in structures of five to nine units; 40 percent, or 1,187, were in structures of ten to nineteen units; and 20 percent, or 559, were in structures of twenty or more units. It is clear from these figures that the Buena Vista-Twin Peaks District is moving in the direction of higher residential density; that is, the number of units constructed per structure is increasing.

Demolition

Although this district has experienced sizable residential construction in recent years, demolition has been minimal. One of the reasons for this is because this area contained an ample supply of undeveloped land. It was unnecessary, therefore, to clear developed property in order to build. Only 219 housing units were removed from the district by demolition in the 1960-1966 period. Of this amount, units in single-family structures comprise 54 (25 percent); buildings of two to four units, 76 (35 percent); buildings of five to nine units, 77 (35 percent); and buildings of ten or more units, 12, (5 percent).

West of Twin Peaks-Sunset

At the time of the Census, this area had a housing inventory of approximately 54,500 units, of which 44,000, or 81 percent, were single-family residences. The district's supply of single-family homes amount to about 40 percent of the total City's stock of such homes.

Net Change

Largely as a result of low-rise residential development, the housing supply in this district grew by 2,585 units. The net increase in single-family residences

was the second highest in the City, totaling 799 units. This district also had the second highest number of units added in structures of two to four, and five to nine units, which increased by 329 and 670 units, respectively. In structures of ten to nineteen units, 545 units were added to the supply. The smallest net gain in units in this district occurred in buildings of twenty units or more, showing only an additional 242 units.

New Construction

In terms of numbers of new units constructed since 1960, the West of Twin Peaks-Sunset ranked third among the City's twelve districts. New construction numbered 2,888 housing units, or 12.5 percent of the total City construction. Of the total units built in this district since 1960, 1,013 (35 percent) were single-family dwellings; 412 (14 percent) were in structures of two to four units; 676 (23 percent) were in structures of five to nine units; 545 (19 percent) were in structures of ten to nineteen units; and 242 (nine percent) were in structures of twenty or more units.

The dominance of single-family dwelling construction in this area is substantiated by the fact that almost one-third of the city-wide construction of single-family residences were built in this district.

Demolition

As an area of extensive single-family residential development, it is not surprising to find that more than 70 percent of the demolition in the district consisted of single-family residences. In exact numbers, 214 of the 303 units demolished were single-family homes. This represents the second largest number of single-family units demolished in any single district in the City. At the same time, there were no units removed in structures with ten or more units, and only one building removed with five to nine units. The remaining 83 units, 27 percent of the total, were removed from structures of two to four units.

Bernal-Outer Mission

The Bernal-Outer Mission District is similar to the West of Twin Peaks-Sunset District in the composition of its housing stock. Of the district's total inventory of 28,000 housing units in 1960, 20,000 (71 percent) were single-family dwellings, while only 2,500 (nine percent) were units in structures of five or more.

Net Change

The enlargement of the housing stock in the Bernal-Outer Mission District can be attributed chiefly to heavy single-family development. In this one district, the net increase in single-family units was more than half of the City's total. Specifically, of the 2,407 net increase in units, 1,090 were contained in single-family structures. Two- to four-unit structures accounted for a gain of 303 units, five- to nine-unit structures for 242 units, ten- to nineteen-unit structures for 171 units, and twenty- or more-unit structures for 601 units.

New Construction

Records of new construction since 1960 indicate that the Bernal-Outer Mission District was ranked the highest in the City in single-family construction from 1960 to 1966, and the second highest in the construction of structures containing two to four units. More than one-third of the total City construction of single-family residences occurred within the boundaries of this district. More exactly, of the 2,805 housing units constructed from 1960 to 1966, 1,331, or 48 percent, were in single-family structures; 429, or 15 percent, were in two- to four-unit structures; 252, or 9 percent, were in five- to nine-unit structures; 171, or 6 percent, were in ten- to nineteen-unit structures; and 622, or 22 percent, were in twenty- or more-unit structures. (Of the 622 units in the last structure category, 573 were contained in a single residential development -- the Geneva Towers.)

Demolition

Residential demolition is especially noteworthy in this district because of its concentration in low-density structures. Ninety-two percent of the 398 units demolished in the Bernal-Outer Mission area were contained in structures of four units or less. Moreover, 241 (61 percent) of these units were single-family residences. This represents about one-fifth of the total single-family residences demolished in the City, and is the largest number of such units demolished in any one district. Some of the single-family demolition is probably related to speculation in the construction of low-density apartment buildings.

Inner Mission

Net Change

Increase in the housing inventory in the Inner Mission occurred in all structure types. From 1960 through 1966, 2,054 units were added to the supply. During this period, the Inner Mission was one of only five districts in the City which increased in single-family units with a net gain of 220 units. Two- to four-unit structures added another 245 units, but the most significant increases occurred in structures with more than five units. These structures account for about three-fourths of the units added to the stock. In brief, five- to nine-unit buildings increased the supply by 570 units; ten- to nineteen-unit buildings by 506 units; and twenty- or more-unit buildings by 513 units.

New Construction

This district in 1960 was characterized by a mixture of structure types of varying densities. Construction in the Inner Mission since that time follows a corresponding pattern. A total of 2,563 housing units were constructed from 1960-1966 in the Inner Mission. These units were distributed by structure types

as follows: 16 percent, or 410 units, were built in single-family structures; 18 percent, or 456 units, in two- to four-unit structures; 26 percent, or 667 units, in five- to nine-unit structures; 20 percent, or 517 units, in ten- to nineteen-unit structures; and 20 percent, or 513 units, in twenty- or more-unit structures. While growth in this area is occurring in all housing types, one can predict on the basis of city-wide trends in construction that multiple- unit development will increase at a greater rate in coming years.

Demolition

The Inner Mission experienced the second largest decrease in housing units from 1960-1966 as a result of demolition. Of the total 4,070 housing units removed from the stock in San Francisco, 509 units, or 12.5 percent, were located here. By structure type, these units were demolished as indicated: 190 (37 percent) in single-family structures, 211 (41 percent) in two- to four-unit structures, 97 (19 percent) in five- to nine-unit structures, and 11 (3 percent) in one ten- to nineteen-unit structure. These data indicate a concentration of demolition in structures with fewer than four units. Units in these structures account for 78 percent of the demolition in the Inner Mission in contrast to 34 percent of the new construction.

Outer Richmond

Net Change

A pattern of replacing single-family structures with multiple-unit structures is evident in the growth of the Outer Richmond District. In the six years encompassed by this study, the net increase in the Outer Richmond's housing stock was 1,569 units; yet, during the same period, single-family units decreased by 132 units. This net loss of single-family units was the largest of all districts

in the City. Simultaneously, the increase in units in all other structure types indicates the transition to multiple dwellings. Structures of two to four units increased by 192 units, but the largest net gain occurred in buildings of five to nine units which increased by 772 units. Other additions to the supply include 569 units in buildings of ten to nineteen units and 168 units in buildings of twenty or more units.

New Construction

Although the volume of construction occurring in the Outer Richmond District from 1960 to 1966 was minor, the kind of structures which were being built indicate further the transition occurring in the housing supply. In 1960 the district had an inventory of approximately 16,500 housing units, of which 46 percent were in single-family dwellings and 33 percent in two- to four-unit structures. Since 1960, 1,835 housing units were constructed in the district, of which only 23 (1 percent) were in single-family dwellings and 277 (15 percent) in two- to four-unit structures. The remaining 84 percent of the newly constructed units were contained in structures of five or more units. Of all new construction, 42 percent, or 780 units, were built in structures of five to nine units (this is the largest number of such units built in any one district in the City); 32 percent of the total, or 587 units, were built in structures of ten to nineteen units; and 9 percent, or 168 units, were built in structures of twenty or more units.

Demolition

The transition to higher density residential development in the Outer Richmond is also illustrated by comparing the trends in new construction with the trends in demolition. During the years from 1960-1966, almost 85 percent of the units constructed were built in structures of five or more units. In the same period, 90 percent of the units demolished were embodied in buildings with four

or less units. The volume of construction was, of course, much larger than the volume of demolition. Only 266 housing units were demolished in the six years under study. These units were contained in the following building types: 155 units in single-family structures, 85 units in two- to four-unit structures; 8 units in one five- to nine-unit structure, and 18 units in one ten- to nineteen-unit structure. There were no buildings of twenty or more units demolished in the district.

Western Addition

Net Change

The Western Addition A-1 Redevelopment Project produced intensive, high-density residential development as substantiated by the fact that about 90 percent of the net increase in housing units from 1960 to 1966 were contained in structures of twenty or more units. At the same time, units in single-family and two- to four-unit structures decreased by 58 and 200 units, respectively. Of the 1,404 total net increase in housing units, 72 were in five- to nine-unit buildings, and 227 in ten- to nineteen-unit buildings. The remaining 1,363 units were all in structures of twenty units or more.

New Construction

There were 2,139 new units constructed in the Western Addition from 1960 to 1966. Of this total, only seven units were contained in single-family structures. Sixty-five units were built in structures of two to four units, and 200 units were built in structures of five to nine units. Units in all three of the above structure types account for 12 percent of the total construction in the district. In contrast, 22 percent, or 462 of the total units constructed in the district, were contained in structures of ten to nineteen units; and 66 percent, 1,405 units, in structures of twenty or more units.

Demolition

Almost one-fifth of the total demolition in San Francisco from 1960-1966 occurred within the Western Addition. Although the major portion of the demolition for the Western Addition Area-I Redevelopment Project took place before 1960, there were still a number of units within the project area remaining to be demolished in the time interval covered by this study.

In all, 735 housing units in 207 structures were demolished between 1960 and 1966. Of the total units demolished, 9 percent (65) were single-family units; 36 percent (265) were units in structures of two to four units; 17 percent (129) were units in structures of five to nine units; 32 percent (235) were units in structures of ten to nineteen units; and 6 percent (42) were units in structures of twenty or more units. These figures, in conjunction with the data on new construction, indicate the extensive changes which have occurred in the Western Addition. While 94 percent of the units demolished were contained in structures with less than twenty units, 66 percent of the new units constructed were built in structures with twenty or more units.

Marina-Pacific-Heights

Net Change

The trend in the private housing market toward investment in multiple-unit development is evident in the changes taking place in the Marina-Pacific Heights District. The combination of new construction, demolition, and conversion since 1960 has resulted in decreases in structures with four units or less and increases in structures with five or more units. Decreases totaled 133 housing units, of which 35 were single-family residences; two- to four-unit structures decreased by 98 units. Structures of five or more units, on the other hand, increased their

supply by 1,507 units. Five- to nine-unit buildings account for 304 of these units; ten- to nineteen-unit buildings for 558; and twenty- or more-unit buildings for 645.

New Construction

The Marina-Pacific Heights District added 1,695 units to its stock by construction from 1960 through 1966. At the time of the Census, this district contained about 22,500 housing units, of which only about one-tenth were single-family residences. Since 1960, single-family construction accounted for a little over 1 percent of the total district construction. Ninety-six percent of the newly constructed units were contained in structures with five or more units. To those familiar with the district, the reasons for the concentration of construction in multiple units are obvious. First, the district is already intensely developed and has little vacant land. Second, this area, in terms of housing quality and natural amenities, is one of the most desirable and expensive districts in the City. These factors make residential construction economically unrewarding unless enough units are built to justify property costs.

Demolition

Demolitions are concentrated in buildings with less than five units in the Marina-Pacific Heights District. Sixty-three percent of the 321 units demolished consisted of units in these buildings. Fifteen percent (49) of the total were single-family homes. Of the remaining units, 17 percent (53) were located in five- to nine-unit buildings and 20 percent (65) in ten- to nineteen-unit buildings. There were no units demolished in structures with 20 or more units.

Potrero-Bayshore

The Potrero-Bayshore District is characterized by a variety of uses. Commercial, industrial, and other nonresidential concerns occupy large portions of the district, and sizable sections of the land are under public ownership. A sizable portion of the district is utilized for public housing. These factors appear to have inhibited private development in the district.

Net Change

Because of heavy demolition, the net increase in housing supply in the Potrero-Bayshore District amounted to only 827 units. Even though increases in the housing stock have been limited, they, nevertheless, occurred in all structure types. Single-family dwellings increased by 65 units when most other districts in the City were losing such units. Increases in multiple-unit buildings were distributed by structure type as indicated: in buildings with two to four units, a net gain of 172 units; in buildings with five to nine units, a net gain of 118 units; in buildings with ten to nineteen units, a gain of 356 units; and in buildings with twenty or more units, a gain of 116 units. Public housing construction was responsible for adding 354 of the units in multiple structures.

New Construction

New construction totaled 1,308 units from 1960, an average of about 200 units per year. This increase by structure type is as follows: 218 units (17 percent) in single-family structures; 254 units (20 percent) in two- to four-unit structures; 332 units (25 percent) in five- to nine-unit structures; 368 units (28 percent) in ten to nineteen-unit structures; and 136 units (10 percent) in twenty- or more-unit structures.

Demolition

Demolition in the Potrero-Bayshore totaled 481 housing units, or 11.8 percent of the units removed in the City. A sizable part of the demolition is the result of the phasing out of the temporary public housing projects in Hunters Point. This program is scheduled to continue until 1970, at which time all temporary dwellings are to be removed.

Demolition of single-family structures accounted for 32 percent (153) of the unit loss. Units demolished in two- to four-unit structures were about half the single-family total, amounting to 82, or 17 percent. The largest proportion of units removed from the district's stock was contained in structures of five to nine units. Such structures contained 44 percent (213) of the units demolished since 1960. This is directly attributable to the demolition of the temporary public housing structures as they are primarily eight-unit buildings. Of the remaining 7 percent of the units removed in the district between 1960 and 1966, 3 percent (12) were in buildings of ten to nineteen units, and 4 percent (20) in buildings of twenty or more units.

Two redevelopment projects and a comprehensive planning study are currently under way in the Potrero-Bayshore District. These projects can be expected to introduce important physical improvements and to encourage further privately sponsored residential construction.

Inner Richmond

The Inner Richmond is an established residential area consisting of a variety of housing types. Its 1960 inventory consisted of 4,500 units in single-family dwellings, 6,500 units in structures of two to four units, and 3,000 units in structures of five or more units. Housing construction from 1960 to 1966 added 1,121 new units to this supply, primarily in structures of five or more units.

Net Change

Investments in low-rise apartment buildings underlie the changes in the composition of the housing stock in the Inner Richmond. Numerically, the changes in this district are not significant if compared with the other districts. Of importance, however, is the direction of change in the Inner Richmond. Like several of the districts in the City, such as Marina-Pacific Heights, Northeast, and Outer Richmond, single-family and two- to four-unit structures are decreasing in number and are being replaced with multiple structures of five or more units. The most significant additions are being made in buildings of five to nine units. These units accounted for 584 of the total net increase of 794 units in the Inner Richmond. Smaller increases of 339 and 44 units, respectively, were made in buildings of ten to nineteen and twenty or more units. During the same period single-family units decreased by 102 units, the second largest decrease in the City, while units in buildings of two to four units decreased by 71 units.

New Construction and Demolition

From 1960-1966, construction added 1,121 units while demolitions removed 327 units in the Inner Richmond. Following the general trend in San Francisco, these units demolished were primarily contained in structures of four units or less. Units constructed, by comparison, were built largely in structures with five or more units. To illustrate, demolition in the Inner Richmond removed 113 single-family units from 1960-1966; yet during the same time, only 11 new single-family units were constructed. In two- to four-unit buildings, 126 units were demolished and 55 constructed. In contrast, only 56 units in structures of five to nine units were demolished, while 640 units were constructed; and in structures of ten or more units, only 32 units were demolished compared with 415 constructed.

Downtown

Net Change

Residential construction and demolition has had little effect on the housing supply in the Downtown District. There is evidence that land values in this area tend to limit residential development. The net increase in the housing stock from 1960 through 1966 totaled 399 units. This increase was contained entirely in structures with twenty or more units.

New Construction

Through the end of 1966 only three residential structures with 430 units were built in the Downtown, of which 362 were contained in one development -- the Eichler Central Towers. (These figures exclude the Fox Plaza development, which was not yet certified at the end of 1966.) The value of property in the Downtown District for commercial development may mean residential construction in this area will diminish even further.

Demolition

Although the Downtown area is the site of extensive nonresidential construction and demolition activity, residential demolition is negligible. In the six-year interval encompassed by this study, only four residential structures containing 31 housing units were demolished. Three of these units consisted of single-family units, while the remaining 28 units were all contained in one structure.

South of Market

Net Change

Physically blighted and containing a myriad of social problems, the South of Market District experienced no new residential construction from 1960 through

1966. Mixed industrial, commercial, and residential uses have reduced the desirability of this area for private residential development, even though it offers the advantages of a centralized location.

In 1960, 86 percent of the district's 14,000 housing units consisted of units in structures of five or more units, primarily hotels and rooming houses. Of the remaining 14 percent, four percent (600) were single-family units and 10 percent (1,300) were in structures of two to four units. A number of these units were contained in structures of mixed commercial and residential use.

Demolition

As the only district in the City without any residential construction, the changes which have occurred in the South of Market housing supply are all the result of demolition. Hence, this is the only district in the City which showed a decrease in total housing resources for 1960 through 1966. All together 157 units were removed from the stock, distributed by structure type as follows: 19 units in single-family buildings, 60 units in two- to four-unit buildings, 56 units in five- to nine-unit buildings, and 22 units in ten- to nineteen-unit buildings. Redevelopment and construction of the Bay Area Rapid Transit may result in even further decreases in the housing supply south of Market Street because of the increased value of the property for commercial purposes. The Department of City Planning hopes to conduct an extensive study of the district with the intent of dealing with the complex issues of the district's development.

TABLE 15

THE 1966 HOUSING INVENTORY
BY DISTRICT AND STRUCTURE TYPE

District		Units Structure			
Map No.	Name	Single-Family	2-4	5 or more	Total*
1	Outer Richmond	8,090	5,620	4,095	17,805
2	Inner Richmond	4,217	5,793	4,491	14,501
3	Marina-Pacific Heights	3,240	5,716	15,193	24,149
4	Northeast	2,101	7,640	28,962	38,703
5	Downtown	197	131	28,021	28,349
6	Western Addition	2,510	7,386	16,532	26,428
7	Buena Vista-Twin Peaks	5,452	8,766	10,881	25,099
8	Inner Mission	8,157	12,295	11,929	32,381
9	West of Twin Peaks-Sunset	44,133	5,408	5,872	55,413
10	Potrero-Bayshore	9,361	5,785	5,726	20,872
11	South of Market	592	1,373	11,906	13,871
12	Bernal-Outer Mission	23,862	4,168	2,614	30,644

* Does not include housing units in the Presidio, Lincoln Park, Lake Merced, and other areas excluded from this study.

Source: San Francisco Department of City Planning, 1967.

CONCLUSIONS AND IMPLICATIONS

In summary, San Francisco experienced a net increase of 19,066 housing units in 3,477 structures from 1960 to 1966. This increase is the result of the construction of 23,136 new units and the demolition of 4,070 units during the six-year period. It was found that conversions, or changes to existing units, do not have an appreciable effect on the quantity of units in the housing inventory.

Knowledge of changes in the housing supply has important implications for housing policy decisions. The relevance of reliable housing data can be illustrated by examining some current housing policy issues in light of the information presented in the foregoing pages.

The San Francisco Community Renewal Program recommends that "To meet the long-range needs of middle and upper income groups and to eliminate current housing deficiencies, the private building industry should increase the rate of new private construction to about 3,400 units per year or a total of 20,400 units in six years." (The rate of construction between 1950 and 1960 averaged about 2,500 units per year.) It was also recommended that one-fourth of the new construction, or 4,350 units, be comprised of publicly subsidized 221(d)3 housing, and an additional 4,250 units of public housing, or other subsidized units, be built to meet the needs of low-income groups.

To what extent are the needs estimated in the CRP report being met? From the information presented earlier, we now know that in the six years from 1960 through 1966, approximately 23,100 new units were constructed, or an average rate of construction of 3,850 units per year, substantially above that which was called for. These figures include about 1,300 units of public housing and 300 units of 221(d)3 housing. If the publicly subsidized units are subtracted from the total,

private construction amounted to around 21,500 units from 1960-1966, or about 3,600 units per year. Comparison of these figures with the estimated need for private construction shows the needs of middle- and upper-income groups were exceeded by a total of 1,100 units over the six-year period.

Consideration of the extent to which construction of publicly subsidized units is meeting the needs of low-income groups reveals serious deficiencies in current efforts to fill these needs. The Community Renewal Program report indicated a need for 4,350 units of 221(d)3 housing and 4,250 units of public housing. Yet since 1960, only 331 units of 221(d)3 housing and 1,277 units of public housing have been built. Hence, the gap between the supply of publicly subsidized units and the projected need for such units amounts to a deficiency of 6,992 units (4,019 221(d)3 units and 2,973 public housing units). Given the fact that there were 45,000 households living in substandard housing in 1960, many of whom were members of minority groups and families with children,* the 1,600 publicly subsidized constructed units fall short of the need. In addition, it is clear that the housing needs of low-income groups in San Francisco cannot be met by the supply of units in the private market. The 1966 Vacancy Survey, conducted by the Bay Area Council in collaboration with the Department of City Planning, shows that in buildings with four or more units the mean rent amounted to slightly more than $95 a month, an amount beyond the reach of most low-income families. Because there are many individuals and families in San Francisco who do not qualify for existing public programs, the deficiency of low-income units in the private market presents a serious problem.

---

* Minority Group Housing Problems, Department of City Planning, March 1967, p.6

This study of changes to the housing inventory makes possible at least a partial assessment of the role of urban renewal in its efforts to upgrade and remove substandard units in the City's housing supply. It would appear to be considerable, for nearly 3,000 units have been constructed as a result of public action in redevelopment areas. These units, consisting of 221(d)3 housing and private housing built in redevelopment areas, comprise 13 percent of the total construction in San Francisco. In other workds, nearly one-sixth of the additions to the housing supply have come via renewal. It is probably fair to say that most of this increase would not have otherwise happened. At the same time about 2,000 units, largely substandard hotel rooms, have been removed in renewal areas since 1960. Combining the units added with those removed, there was a net increase of approximately 1,000 units as a result of redevelopment. This amounts to more than 5 percent of the City's net increase in units from 1960-1966. In addition, there is promise of significant net increases to the housing supply, especially in moderate- and low-income units, in the Western Addition and Hunters Point renewal areas, where the need for such units is evident. This is especially important in view of the city-wide record to date in providing these kinds of units.

Improvements to the condition of the housing stock are also made by public code enforcement actions. Within the last fiscal year, the Department of Public Works reported that more than 12,500 units, about 4 percent of the 1966 inventory, have been brought into compliance with the building code by means of code enforcement.

The information presented in this paper represents the effort of the Department of City Planning to fill some of the serious gaps in housing data in San Francisco. Ultimately, the usefulness of this information for a number

of purposes requires that it be expanded and kept current in light of the continual changes occurring in the private housing market and in public housing policies and programs. Regular analysis of this information will provide a more knowledgeable framework within which the problems of housing in San Francisco may be viewed.

TABLE A
SAN FRANCISCO
NEW CONSTRUCTION BY DISTRICT, CENSUS TRACT, AND STRUCTURE TYPE
April 1, 1960 to December 31, 1966

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	3360	3360	513	1026	83	249	322	1288	689	4544	387	5060	131	7609	5485	23,136
Outer Richmond	23	23	42	84	3	9	46	184	124	780	45	587	7	168	290	1,835
E-1	10	10	0	0	0	0	0	0	4	26	0	0	0	0	14	36
2	3	3	2	4	0	0	10	40	27	165	15	191	2	45	59	448
3	1	1	3	6	0	0	16	64	38	228	12	168	0	0	70	467
G-1	1	1	0	0	0	0	6	24	6	35	2	22	2	48	17	130
2	2	2	1	2	0	0	7	28	22	142	2	24	2	51	36	249
3	2	2	21	42	0	0	5	20	9	68	6	70	0	0	43	202
4	4	4	15	30	3	9	2	8	18	116	8	112	1	24	51	303
Inner Richmond	11	11	5	10	3	9	9	36	99	640	28	371	2	44	157	1,121
B-8	6	6	0	0	1	3	0	0	1	7	2	28	0	0	10	44
D-1	0	0	0	0	0	0	3	12	17	109	3	37	1	24	24	182
2	0	0	0	0	0	0	2	8	30	183	8	109	0	0	40	300
H-1	1	1	0	0	0	0	2	8	18	116	3	41	1	20	25	186
2	0	0	0	0	0	0	0	0	17	117	3	45	0	0	20	162
J-4	2	2	2	4	2	6	1	4	7	51	3	33	0	0	17	100
5A	2	2	3	6	0	0	1	4	9	57	6	78	0	0	21	147
Marina-Pacific Heights	14	14	10	20	4	12	6	24	49	357	47	623	15	645	145	1,695
B-1	2	2	0	0	0	0	0	0	3	17	3	48	0	0	8	67
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	1	1	5	10	2	6	0	0	3	20	5	69	2	45	18	151
4	0	0	3	6	0	0	1	4	14	107	5	65	1	24	24	206
5	1	1	0	0	2	6	2	8	6	44	7	94	2	45	20	198
6	3	3	0	0	0	0	0	0	4	28	10	129	6	371	23	531
7	6	6	0	0	0	0	0	0	4	31	4	56	2	41	16	134
9	0	0	2	4	0	0	3	12	7	53	10	121	0	0	22	190
10	0	0	0	0	0	0	0	0	6	42	3	41	2	119	11	202

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	13	13	47	94	9	27	6	24	30	191	17	229	25	2805	147	3,383
A-1	4	4	0	0	0	0	0	0	2	13	1	12	2	90	9	119
2	1	1	4	8	1	3	1	4	5	32	1	12	3	343	16	403
[illegible] - 3	0	0	5	10	0	0	1	4	3	16	0	0	3	156	12	186
[illegible] - 4	1	1	4	8	2	6	1	4	4	28	4	55	1	90	17	192
[illegible] - 5	0	0	1	2	0	0	0	0	1	6	2	30	0	0	4	38
[illegible] - 6	0	0	0	0	0	0	2	8	2	14	3	40	1	194	8	256
[illegible] - 7	2	2	0	0	2	6	0	0	4	25	0	0	2	96	10	129
[illegible] - 8	0	0	1	2	2	6	1	4	4	25	2	26	1	36	11	99
[illegible] - 9	1	1	1	2	0	0	0	0	0	0	3	41	1	27	6	71
[illegible] - 10	0	0	0	0	1	3	0	0	1	8	0	0	0	0	2	11
[illegible] - 11	2	2	1	2	1	3	0	0	3	16	0	0	3	294	10	317
12	0	0	0	0	0	0	0	0	0	0	0	0	2	351	2	351
[illegible] - 13	0	0	1	2	0	0	0	0	0	0	1	13	1	42	3	57
[illegible] - 14	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
[illegible] - 15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1086	36	1,146
Downtown	0	0	0	0	0	0	0	0	0	0	0	0	3	430	3	430
A17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23	0	0	0	0	0	0	0	0	0	0	0	0	1	362	1	362

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Western Addition	7	7	4	8	3	9	12	48	28	200	34	462	28	1405	116	2,139
J-1	0	0	0	0	0	0	0	0	1	8	1	14	3	77	5	99
2	0	0	0	0	0	0	0	0	3	23	4	55	3	99	10	177
3	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
5-B	2	2	1	2	3	9	6	24	10	64	6	70	0	0	28	171
6	1	1	0	0	0	0	1	4	1	8	1	17	2	201	6	231
7	2	2	2	4	0	0	0	0	2	12	1	15	5	167	12	200
8	1	1	0	0	0	0	0	0	1	7	13	174	8	333	23	515
9	0	0	0	0	0	0	0	0	0	0	0	0	2	227	2	227
10	0	0	1	2	0	0	0	0	3	20	1	15	2	231	7	268
11	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
12	0	0	0	0	0	0	2	8	4	33	7	102	3	70	16	213
13	0	0	0	0	0	0	1	4	2	17	0	0	0	0	3	21
14	1	1	0	0	0	0	0	0	1	8	0	0	0	0	2	9
Twin Peaks-Buena Vista	320	320	93	186	16	48	45	180	66	449	89	1187	15	599	644	2,969
J-15	0	0	0	0	0	0	2	8	4	26	4	44	0	0	10	78
16	0	0	3	6	0	0	1	4	7	49	2	27	0	0	13	86
17	0	0	0	0	0	0	1	4	9	59	11	174	3	75	24	312
18	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
19	4	4	50	100	2	6	1	4	4	30	4	67	3	99	68	310
20	1	1	10	20	1	3	4	16	5	37	2	24	1	21	24	122
N-4	16	16	18	36	13	39	19	76	26	175	52	677	4	119	148	1,138
O-1	299	299	12	24	0	0	17	68	10	67	14	174	4	285	356	917

New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	410	410	74	148	12	36	68	272	101	667	40	517	18	513	723	2,563
N-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	1	2	0	0	3	12	4	28	2	22	1	42	11	106
3	2	2	0	0	0	0	2	8	8	54	0	0	2	63	14	127
5-A	0	0	5	10	2	6	0	0	6	45	2	30	1	26	16	117
5-B	2	2	11	22	0	0	2	8	9	63	3	38	3	87	30	220
6	12	12	6	12	3	9	2	8	9	57	4	53	1	30	37	181
7	0	0	1	2	0	0	4	16	5	34	2	29	3	63	15	144
8	0	0	1	2	0	0	4	16	2	13	0	0	2	81	9	112
9	0	0	0	0	0	0	1	4	3	17	2	29	0	0	6	50
10	1	1	2	4	1	3	9	36	18	120	2	27	0	0	33	191
11	17	17	4	8	0	0	1	4	7	44	3	44	1	30	33	147
12	7	7	10	20	2	6	12	48	7	44	3	42	4	91	45	258
13	260	260	15	30	1	3	6	24	5	31	9	116	0	0	296	464
14	3	3	2	4	1	3	15	60	16	106	7	77	0	0	44	253
15	106	106	16	32	2	6	7	28	2	11	1	10	0	0	134	193
W. of Twin Peaks-Sunset	1013	1013	88	176	12	36	50	200	105	676	41	545	10	242	1319	2,888
O-2	2	2	1	2	2	6	9	36	41	250	15	202	2	57	72	555
3	164	164	30	60	1	3	8	32	5	37	5	62	1	24	214	382
4	45	45	1	2	0	0	0	0	0	0	0	0	0	0	46	47
5-A	378	378	1	2	0	0	0	0	0	0	0	0	0	0	379	380
5-B	82	82	4	8	3	9	5	20	3	17	4	60	2	44	103	240
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
8-A	92	92	2	4	0	0	1	4	1	6	1	16	0	0	97	122
8-B	97	97	4	8	1	3	0	0	2	14	1	12	0	0	105	134
9	60	60	5	10	1	3	1	4	3	21	0	0	0	0	70	98
P-1	4	4	3	6	2	6	7	28	15	103	4	46	1	27	36	220
2	9	9	0	0	0	0	1	4	2	14	3	35	0	0	15	62
3-A	18	18	0	0	0	0	2	8	0	0	1	17	0	0	21	43
3-B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q-1A	23	23	27	54	1	3	15	60	27	179	6	77	1	24	100	420
1B	22	22	10	20	1	3	1	4	6	35	1	18	3	66	44	168

TABLE A -- continued
New Construction

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	218	218	50	100	6	18	34	136	49	332	32	368	5	136	394	1,308
L-1	9	9	27	54	4	12	13	52	14	97	2	29	1	30	70	283
2	1	1	5	10	1	3	7	28	5	35	3	41	2	60	24	178
3	0	0	2	4	1	3	4	16	3	20	0	0	2	46	12	89
4	86	86	8	16	0	0	8	32	1	6	2	20	0	0	105	160
5-A	51	51	8	16	0	0	2	8	3	18	6	72	0	0	70	165
5-B	71	71	0	0	0	0	0	0	23	156	19	206	0	0	113	433
South of Market	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
K-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bernal-Outer Mission	1331	1331	100	200	15	45	46	184	38	252	14	171	3	622	1547	2,805
M-1	80	80	14	28	3	9	6	24	2	16	0	0	0	0	105	157
2	47	47	9	18	1	3	1	4	3	19	0	0	0	0	61	91
3	4	4	10	20	0	0	4	16	2	14	2	30	0	0	22	84
4	57	57	21	42	0	0	6	24	5	27	3	30	0	0	92	180
5-A	46	46	0	0	0	0	0	0	1	6	0	0	0	0	47	52
5-B	63	63	12	24	2	6	1	4	6	46	0	0	0	0	84	143
6	133	133	3	6	3	9	6	24	3	18	0	0	0	0	148	190
7	14	14	4	8	2	6	2	8	3	16	0	0	0	0	25	52
8	49	49	9	18	1	3	6	24	5	34	2	24	2	49	74	201
9	260	260	3	6	0	0	1	4	3	23	2	30	0	0	269	323
10	160	160	3	6	0	0	10	40	1	6	1	10	0	0	175	222
11	418	418	12	24	3	9	3	12	4	27	4	47	1	573	445	1,110

Source: San Francisco Department of City Planning

TABLE B
SAN FRANCISCO
DEMOLITION BY DISTRICT, CENSUS TRACT AND STRUCTURE TYPE

Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	1289	1289	388	776	116	348	55	220	113	754	37	476	8	207	2007	4070
Outer Richmond	155	155	17	34	9	27	6	24	1	8	1	18	0	0	189	266
E1	3	3	1	2	0	0	1	4	0	0	0	0	0	0	5	9
2	33	33	5	10	0	0	0	0	0	0	0	0	0	0	38	43
3	47	47	7	14	6	18	3	12	1	8	0	0	0	0	64	99
F1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
G1	16	16	0	0	1	3	0	0	0	0	0	0	0	0	17	19
2	19	19	2	4	0	0	1	4	0	0	0	0	0	0	22	27
3	14	14	0	0	0	0	1	4	0	0	1	18	0	0	16	36
4	22	22	2	4	2	6	0	0	0	0	0	0	0	0	26	32
Inner Richmond	113	113	38	76	14	42	2	8	10	56	3	32	0	0	180	327
B8	5	5	5	10	0	0	0	0	1	6	1	12	0	0	12	33
D1	14	14	10	20	3	9	0	0	2	11	0	0	0	0	29	54
2	27	27	10	20	1	3	0	0	1	6	0	0	0	0	39	56
H1	21	21	0	0	4	12	1	4	3	16	0	0	0	0	29	53
2	19	19	4	8	2	6	0	0	1	5	0	0	0	0	26	38
J4	13	13	6	12	1	3	0	0	0	0	0	0	0	0	21	28
5A	14	14	3	6	3	9	1	4	2	12	2	20	0	0	24	65
Marina-Pacific Heights	49	49	41	82	16	48	6	24	8	53	5	65	0	0	125	321
B1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	4	4	7	14	0	0	1	4	1	5	0	0	0	0	13	27
4	6	6	5	10	4	12	0	0	0	0	1	12	0	0	16	40
5	9	9	8	16	0	0	0	0	1	5	0	0	0	0	18	30
6	6	6	2	4	3	9	0	0	1	8	2	21	0	0	14	48
7	9	9	1	2	0	0	1	4	2	13	2	32	0	0	15	60
9	6	6	7	14	1	3	0	0	2	15	0	0	0	0	16	38
10	8	8	11	22	8	24	4	16	1	7	0	0	0	0	32	77

Table B - continued
Demolition

District and Census Tract	Units per structure															
	Single Family		2		3		4		5-9		10-19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	33	33	23	46	6	18	3	12	8	49	5	69	4	96	82	323
A1	1	1	1	2	0	0	0	0	1	5	0	0	0	0	3	8
2	7	7	4	8	0	0	0	0	0	0	0	0	0	0	11	15
3	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
4	9	9	4	8	2	6	1	4	2	11	0	0	0	0	18	38
5	1	1	1	2	0	0	1	4	0	0	0	0	0	0	3	7
6	1	1	3	6	1	3	1	4	0	0	0	0	0	0	6	14
7	4	4	3	6	0	0	0	0	0	0	0	0	0	0	7	10
8	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
9	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
10	0	0	1	2	3	9	0	0	2	13	0	0	1	20	7	44
11	4	4	2	4	0	0	0	0	3	20	1	12	2	44	12	84
12	0	0	0	0	0	0	0	0	0	0	1	16	1	32	2	48
13	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
14	0	0	1	2	0	0	0	0	0	0	2	30	0	0	3	32
15	0	0	0	0	0	0	0	0	0	0	1	11	0	0	1	11
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Downtown	3	3	0	0	0	0	0	0	0	0	0	0	1	28	4	31
A17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
23	0	0	0	0	0	0	0	0	0	0	0	0	1	28	1	28

Table B - continued

Demolition

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5 - 9		10 - 19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	190	190	67	134	15	45	8	32	17	97	1	11	0	0	298	509
N1	6	6	4	8	3	9	2	8	5	29	0	0	0	0	19	60
2	2	2	3	6	1	3	0	0	1	6	0	0	0	0	7	17
3	5	5	3	6	0	0	0	0	1	7	0	0	0	0	9	18
5A	6	6	3	6	1	3	2	8	1	5	0	0	0	0	13	28
5B	10	10	2	4	1	3	0	0	0	0	0	0	0	0	13	17
6	7	7	5	10	1	3	2	8	0	0	0	0	0	0	15	28
7	6	6	3	6	1	3	0	0	0	0	0	0	0	0	10	15
8	4	4	4	8	0	0	0	0	1	5	1	11	0	0	10	28
9	9	9	17	34	2	6	0	0	3	17	0	0	0	0	31	66
10	9	9	7	14	2	6	1	4	4	24	0	0	0	0	23	57
11	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
12	19	19	3	6	1	3	0	0	0	0	0	0	0	0	23	28
13	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
14	24	24	7	14	2	6	0	0	1	5	0	0	0	0	34	49
15	63	63	6	12	0	0	1	4	0	0	0	0	0	0	70	79
West of Twin Peaks-Sunset	214	214	27	54	7	21	2	8	1	6	0	0	0	0	250	303
02	49	49	11	22	4	12	0	0	0	0	0	0	0	0	64	83
3	30	30	1	2	0	0	0	0	0	0	0	0	0	0	31	32
4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
5A	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
5B	14	14	1	2	0	0	0	0	0	0	0	0	0	0	15	16
6	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8A	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
8B	27	27	1	2	0	0	0	0	0	0	0	0	0	0	28	29
9	38	38	4	8	1	3	0	0	0	0	0	0	0	0	42	49
P1	9	9	2	4	0	0	0	0	1	6	0	0	0	0	12	19
2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
3A	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
3B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q1A	26	26	7	14	2	6	1	4	0	0	0	0	0	0	36	50
1B	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

Table B - continued
Demolition

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5 - 9		10 - 19		20 or More		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	153	153	33	66	4	12	1	4	28	214	1	12	1	20	222	481
L1	43	43	10	20	1	3	0	0	1	7	0	0	1	20	56	93
2	22	22	9	18	1	3	0	0	3	18	1	12	0	0	36	73
3	9	9	5	10	2	6	1	4	1	5	0	0	0	0	18	34
4	39	39	5	10	0	0	0	0	0	0	0	0	0	0	44	49
5A	31	31	4	8	0	0	0	0	3	24	0	0	0	0	38	63
5B	9	9	0	0	0	0	0	0	20	160	0	0	0	0	29	169
South of Market	19	19	15	30	6	18	3	12	9	56	2	22	0	0	54	157
K1	3	3	1	2	1	3	1	4	0	0	0	0	0	0	6	12
2	0	0	4	8	1	3	0	0	2	14	0	0	0	0	7	25
3	2	2	1	2	2	6	1	4	1	6	1	10	0	0	8	30
4	6	6	6	12	0	0	0	0	1	6	0	0	0	0	13	24
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	8	8	3	6	2	6	1	4	5	30	1	12	0	0	20	66
Bernal-Outer Mission	241	241	46	92	6	18	4	16	2	10	0	0	1	21	300	398
M1	10	10	1	2	0	0	0	0	0	0	0	0	0	0	11	12
2	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
3	5	5	18	36	1	3	0	0	1	5	0	0	0	0	25	49
4	17	17	5	10	0	0	0	0	0	0	0	0	0	0	22	27
5A	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
5B	35	35	7	14	1	3	0	0	0	0	0	0	0	0	43	52
6	24	24	2	4	2	6	0	0	0	0	0	0	0	0	28	34
7	27	27	5	10	1	3	1	4	0	0	0	0	1	21	35	65
8	44	44	4	8	0	0	0	0	1	5	0	0	0	0	49	57
9	7	7	1	2	0	0	0	0	0	0	0	0	0	0	8	9
10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
11	47	47	1	2	1	3	3	12	0	0	0	0	0	0	52	64

SOURCE: San Francisco Department of City Planning

TABLE C
SAN FRANCISCO
NET CHANGE BY DISTRICT CENSUS TRACT AND STRUCTURE TYPE
April 1, 1960 to December 31, 1966

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
City Total	2071	2071	125	250	-33	-99	267	1068	575	3790	350	4584	123	7402	3478	19,066
Outer Richmond	-132	-132	25	50	-6	-18	40	160	123	772	44	569	7	168	101	1,569
E-1	7	7	-1	-2	0	0	-1	-4	4	26	0	0	0	0	9	27
2	-30	-30	-3	-6	0	0	10	40	27	165	15	191	2	45	21	405
3	-46	-46	-4	-8	-6	-18	13	52	37	220	12	168	0	0	6	368
F-1	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
G-1	-15	-15	0	0	-1	-3	6	24	6	35	2	22	2	48	0	111
2	-17	-17	-1	-2	0	0	6	24	22	142	2	24	2	51	14	222
3	-12	-12	21	42	0	0	4	16	9	68	5	52	0	0	27	166
4	-18	-18	13	26	1	3	2	8	18	116	8	112	1	24	25	271
Inner Richmond	-102	-102	-33	-66	-11	-33	7	28	89	584	25	339	2	44	-23	794
B-8	1	1	-5	-10	1	3	0	0	0	1	1	16	0	0	-2	11
D-1	-14	-14	-10	-20	-3	-9	3	12	15	98	3	37	1	24	-5	128
2	-27	-27	-10	-20	-1	-3	2	8	29	177	8	109	0	0	1	244
H-1	-20	-20	0	0	-4	-12	1	4	15	100	3	41	1	20	-4	133
2	-19	-19	-4	-8	-2	-6	0	0	16	112	3	45	0	0	-6	124
J-4	-11	-11	-4	-8	1	3	1	4	7	51	3	33	0	0	-3	72
5A	-12	-12	0	0	-3	-9	0	0	7	45	4	58	0	0	-4	82
Marina-Pacific Heights	-35	-35	-31	-62	-12	-36	0	0	41	304	42	558	15	645	20	1,374
B-1	1	1	0	0	0	0	0	0	3	17	3	48	0	0	7	66
2	1	1	0	0	0	0	0	0	2	15	0	0	0	0	3	16
3	-3	-3	-2	-4	2	6	-1	-4	2	15	5	69	2	45	5	124
4	-6	-6	-2	-4	-4	-12	1	4	14	107	4	53	1	24	8	166
5	-8	-8	-8	-16	2	6	2	8	5	39	7	94	2	45	2	168
6	-3	-3	-2	-4	-3	-9	0	0	3	20	8	108	6	371	9	483
7	-3	-3	-1	-2	0	0	-1	-4	2	18	2	24	2	41	1	74
9	-6	-6	-5	-10	-1	-3	3	12	5	38	10	121	0	0	6	152
10	-8	-8	-11	-22	-8	-24	-4	-16	5	35	3	41	2	119	-21	125

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Northeast	-20	-20	24	48	3	9	3	12	22	142	12	160	21	2709	65	3,060
A-1	3	3	-1	-2	0	0	0	0	1	8	1	12	2	90	6	111
2	-6	-6	0	0	1	3	1	4	5	32	1	12	3	343	5	388
3	-1	-1	4	8	0	0	1	4	3	16	0	0	3	156	10	183
4	-8	-8	0	0	0	0	0	0	2	17	4	55	1	90	-1	154
5	-1	-1	0	0	0	0	-1	-4	1	6	2	30	0	0	1	31
6	-1	-1	-3	-6	-1	-3	1	4	2	14	3	40	1	194	2	242
7	-2	-2	-3	-6	2	6	0	0	4	25	0	0	2	96	3	119
8	-2	-2	0	0	2	6	1	4	4	25	2	26	1	36	8	95
9	-2	-2	1	2	0	0	0	0	0	0	3	41	1	27	3	68
10	0	0	-1	-2	-2	-6	0	0	-1	-5	0	0	-1	-20	-5	-33
11	-2	-2	-1	-2	1	3	0	0	0	-4	-1	-12	1	250	-2	233
12	0	0	0	0	0	0	0	0	0	0	-1	-16	1	319	0	303
13	0	0	0	0	0	0	0	0	0	0	1	13	1	42	2	55
14	0	0	-1	-2	0	0	0	0	1	8	-2	-30	0	0	-2	-24
15	0	0	0	0	0	0	0	0	0	0	-1	-11	0	0	-1	-11
16	2	2	29	58	0	0	0	0	0	0	0	0	5	1086	36	1,146
Downtown	-3	-3	0	0	0	0	0	0	0	0	0	0	2	402	-1	399
A-17	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0	0	0	0	0	0	2	68	2	68
20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
23	0	0	0	0	0	0	0	0	0	0	0	0	0	334	0	334

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Western Addition	-58	-58	-53	-106	-26	-78	-4	-16	8	72	15	227	27	1363	-91	1,404
J-1	-4	-4	-1	-2	-1	-3	-1	-4	-1	-6	-2	-24	3	77	-7	34
2	-10	-10	-7	-14	-7	-21	-3	-12	1	10	4	55	3	99	-19	107
3	-6	-6	-5	-10	-1	-3	0	0	0	0	0	0	0	0	-12	-19
5-B	-9	-9	-2	-4	3	9	5	20	10	64	4	45	0	0	11	125
6	-6	-6	-7	-14	-4	-12	-1	-4	0	-1	-1	-6	2	201	-17	158
7	-4	-4	-6	-12	-4	-12	-2	-8	0	-1	-1	-9	5	167	-12	121
8	-3	-3	-10	-20	-6	-18	-3	-12	3	-16	5	73	7	291	-13	295
9	-2	-2	-1	-2	0	0	-1	-4	-3	-20	0	0	2	227	-5	199
10	-3	-3	-3	-6	-1	-3	-2	-8	1	7	0	4	2	231	-6	222
11	-1	-1	-4	-8	-2	-6	1	4	-1	-6	-1	-13	0	0	-8	-30
12	0	0	-1	-2	-1	-3	2	8	3	28	7	102	3	70	13	203
13	-4	-4	-1	-2	0	0	1	4	0	5	0	0	0	0	-4	3
14	-6	-6	-5	-10	-2	-6	0	0	1	8	0	0	0	0	-12	-14
Twin Peaks-Buena Vista	266	266	69	138	12	36	41	164	56	372	88	1175	15	599	547	2,750
J-15	0	0	-1	-2	0	0	2	8	0	-7	4	44	0	0	5	43
16	-1	-1	2	4	-3	-9	1	4	5	36	2	27	0	0	6	61
17	-3	-3	-6	-12	-1	-3	1	4	9	59	11	174	3	75	14	294
18	-3	-3	-2	-4	0	0	0	0	-2	-17	-1	-12	0	0	-8	-36
19	-4	-4	48	96	2	6	1	4	4	30	4	67	3	99	58	298
20	-5	-5	9	18	1	3	3	12	4	29	2	24	1	21	15	102
N-4	-1	-1	16	32	13	39	16	64	26	175	52	677	4	119	126	1,105
O-1	283	283	3	6	0	0	17	68	10	67	14	174	4	285	331	883

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Mission	220	220	7	14	-3	-9	60	240	84	570	39	506	18	513	425	2,05[illegible]
N-1	-6	-6	-4	-8	-3	-9	-2	-8	-5	-29	0	0	0	0	-20	-60
2	-2	-2	-2	-4	-1	-3	3	12	3	22	2	22	1	42	4	89
3	-3	-3	-3	-6	0	0	2	8	7	47	0	0	2	63	5	109
5-A	-6	-6	2	4	1	3	-2	-8	5	40	2	30	1	26	3	89
5-B	-8	-8	9	18	-1	-3	2	8	9	63	3	38	3	87	17	203
6	5	5	1	2	2	6	0	0	9	57	4	53	1	30	22	153
7	-6	-6	-2	-4	-1	-3	4	16	5	34	2	29	3	63	5	129
8	-4	-4	-3	-6	0	0	4	16	1	8	-1	-11	2	81	-1	84
9	-9	-9	-17	-34	-2	-6	1	4	0	0	2	29	0	0	-25	-16
10	-8	-8	-5	-10	-1	-3	8	32	14	96	2	27	0	0	10	134
11	8	8	4	8	0	0	1	4	7	44	3	44	1	30	24	138
12	-12	-12	7	14	1	3	12	48	7	44	3	42	4	91	22	230
13	249	249	15	30	1	3	6	24	5	31	9	116	0	0	285	453
14	-21	-21	-5	-10	-1	-3	15	60	15	101	7	77	0	0	10	204
15	43	43	10	20	2	6	6	24	2	11	1	10	0	0	64	114
W. Twin Peaks-Sunset	799	799	61	122	5	15	48	192	104	670	41	545	10	242	1069	2,585
O-2	-47	-47	-10	-20	-2	-6	9	36	41	250	16	202	2	57	9	472
3	134	134	29	58	1	3	8	32	5	37	5	62	1	24	183	350
4	43	43	1	2	0	0	0	0	0	0	0	0	0	0	44	45
5-A	373	373	1	2	0	0	0	0	0	0	0	0	0	0	374	375
5-B	68	68	3	6	3	9	5	20	3	17	4	60	2	44	88	224
6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	16	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16
8-A	82	82	2	4	0	0	1	4	1	6	1	16	0	0	87	112
8-B	70	70	3	6	1	3	0	0	2	14	1	12	0	0	77	105
9	22	22	1	2	0	0	1	4	3	21	0	0	0	0	27	49
P-1	-5	-5	1	2	2	6	7	28	14	97	4	46	1	27	24	201
2	7	7	0	0	0	0	1	4	2	14	3	35	0	0	13	60
3-A	17	17	0	0	0	0	2	8	0	0	1	17	0	0	20	42
3-B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Q-1A	-3	-3	20	40	-1	-3	14	56	27	179	6	77	1	24	64	370
1-B	22	22	10	20	1	3	0	0	6	35	1	18	3	66	43	164

TABLE C -- continued
Net Change

District and Census Tract	Units per Structure															
	Single Family		2		3		4		5-9		10-19		20 or more		Total	
	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit	Str.	Unit
Potrero-Bayshore	65	65	17	34	2	6	33	132	21	118	31	356	4	116	173	827
L-1	-34	-34	17	34	3	9	13	52	13	90	2	29	0	10	14	190
2	-21	-21	-4	-8	0	0	7	28	2	17	2	29	2	60	-12	105
3	-9	-9	-3	-6	-1	-3	3	12	2	15	0	0	2	46	-6	55
4	47	47	3	6	0	0	8	32	1	6	2	20	0	0	61	111
5-A	20	20	4	8	0	0	2	8	0	-6	6	72	0	0	32	102
5-B	62	62	0	0	0	0	0	0	3	-4	19	206	0	0	84	264
South of Market	-19	-19	-15	-30	-6	-18	-3	-12	-9	-56	-2	-22	0	0	-54	-157
K-1	-3	-3	-1	-2	-1	-3	-1	-4	0	0	0	0	0	0	-6	-12
2	0	0	-4	-8	-1	-3	0	0	-2	-14	0	0	0	0	-7	-25
3	-2	-2	-1	-2	-2	-6	-1	-4	-1	-6	-1	-10	0	0	-8	-30
4	-6	-6	-6	-12	0	0	0	0	-1	-6	0	0	0	0	-13	-24
5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	-8	-8	-3	-6	-2	-6	-1	-4	-5	-30	-1	-12	0	0	-20	-66
Bernal-Outer Mission	1090	1090	54	108	9	27	42	168	36	242	14	171	2	601	1247	2,407
M-1	70	70	13	26	3	9	6	24	2	16	0	0	0	0	94	145
2	38	38	8	16	1	3	1	4	3	19	0	0	0	0	51	80
3	-1	-1	-8	-16	-1	-3	4	16	1	9	2	30	0	0	-3	35
4	40	40	16	32	0	0	6	24	5	27	3	30	0	0	70	153
5-A	40	40	-1	-2	0	0	0	0	1	6	0	0	0	0	40	44
5-B	28	28	5	10	1	3	1	4	6	46	0	0	0	0	41	91
6	109	109	1	2	1	3	6	24	3	18	0	0	0	0	120	156
7	-13	-13	-1	-2	1	3	1	4	3	16	0	0	-1	-21	-10	-13
8	5	5	5	10	1	3	6	24	4	29	2	24	2	49	25	144
9	253	253	2	4	0	0	1	4	3	23	2	30	0	0	261	314
10	150	150	3	6	0	0	10	40	1	6	1	10	0	0	165	212
11	371	371	11	22	2	6	0	0	4	27	4	47	1	573	393	1,046

Source: San Francisco Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF CITY PLANNING

Commission

William M. Brinton	President
Orris W. Willard	Vice President
James S. Kearney	
Mrs. Charles B. Porter	
Sherwood Stockwell	
Thomas J. Mellon	Chief Administrative Officer
Alternate: Virgil L. Elliott	Director of Finance and Records
James K. Carr	Manager of Utilities
Alternate: Walter W. Wight	Head Accountant, Airport

Staff

Allan B. Jacobs	Director of Planning
Edward I. Murphy	Assistant Director
Lynn E. Pio	Administrative Secretary

Principal staff contributors to this report were:

Maurice Groat	Senior City Planner
James Paul	Assistant City Planner-Urban Sociologist
Lois Grote	Research Assistant
Kathleen Cullinan	Research Assistant
Lenora Lee	Clerk-Typist

Graphics

Frank Hendricks	Senior City Planning Draftsman
Jean Cody	City Planning Draftsman
Ruth Van Arsdel	City Planning Draftsman